

30A Waterman Terrace, Mitchell Park, SA 5043



House For Sale

Tuesday, 7 May 2024

30A Waterman Terrace, Mitchell Park, SA 5043

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 370 m2

Type: House



Adam Rice
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Samuel Paton
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Auction Cancelled - Property Under Contract

Located in the heart of Mitchell Park, this charming 4-bedroom home offers the perfect blend of convenience and comfort, catering to the needs of an array of buyers. Situated in a prime position with close proximity to the beach, city, shopping centres, and quality schools, it presents an ideal living environment for those seeking both leisure and practicality. Upon arrival, you're greeted by a secure front yard enclosed by a fence, complete with dual sliding gates for added convenience and peace of mind. Step into the spacious lounge area, perfect for unwinding after a long day, before seamlessly transitioning into the open-plan dining room and kitchen. The kitchen boasts a convenient breakfast bar, ample storage space, and is equipped with a gas stovetop and self-cleaning (pyrolytic) oven. A second living room provides additional space for relaxation and entertainment, featuring a split system air conditioner for year-round comfort. The property has four well-appointed bedrooms, with the two front bedrooms boasting their own walk-in robes for added convenience and organisation. Meanwhile, the two rear bedrooms offer built-in robes, maximising storage space without compromising on style. The main bathroom services all bedrooms, accessible via either the front bedrooms or the hallway. Stepping outdoors, a spacious undercover paved alfresco area beckons for outdoor dining and entertaining, providing the perfect setting for hosting gatherings or simply enjoying family time amidst the fresh air. Additional features enhance the home's appeal, including ducted air conditioning throughout, a split system air conditioner in Bedroom 2, 6kW solar system and multiple garden sheds in the rear yard, offering ample storage solutions. Location further elevates the property's desirability with Park Holme Shopping Centre and Westfield Marion just a short drive away, daily shopping needs are easily met. Foodland Marion, within walking distance, offers added convenience for grocery shopping. For leisure activities, the newly completed Mitchell Park Sports and Community Centre, Somerton Beach is a mere 12-minute drive, providing an idyllic setting for summer days spent by the seaside. Commuting is made effortless with Mitchell Park Railway Station within walking distance, offering direct access to the CBD. Families will appreciate the proximity to quality schools such as Westminster School, Sacred Heart College, and Immanuel College.

What we Love:

- Secure front yard with sliding gates
- Open-plan kitchen and dining area
- Kitchen with breakfast bar and gas stovetop
- Spacious lounge area
- Second living room with split system air conditioner
- Four bedrooms each with built-in storage
- Main bathroom with large shower
- Large undercover paved alfresco area
- Ducted air conditioning throughout
- 6kW Solar System
- Multiple garden sheds in rear yard for storage
- Short drive to Park Holme Shopping Centre and Westfield Marion
- Walking distance to Foodland Marion, Doctor's Surgery, Dentist and Chemists
- 12-minute drive to Somerton Beach
- Mitchell Park Railway Station within walking distance
- Proximity to quality schools like Westminster School, Sacred Heart College, and Immanuel College

Auction: Saturday, 25th May 2024 at 2.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.