

32A Waterman Terrace, Mitchell Park, SA 5043



House For Sale

Tuesday, 7 May 2024

32A Waterman Terrace, Mitchell Park, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 488 m2

Type: House



Samuel Paton

0882928300

Auction (USP)

Located within the vibrant community of Mitchell Park, this delightful 4-bedroom home effortlessly combines comfort, convenience, and style. Situated in a sought-after locale close to the beach, city amenities, shopping centres, and quality schooling, it provides an optimal residence for buyers seeking a dynamic lifestyle. Approaching the property, you're greeted by a neatly landscaped front garden and a stylish rendered frontage, hinting at the care and attention to detail that awaits within. Step inside to discover 3 metre high ceilings, tall doors and a spacious first lounge room, providing an inviting space for relaxation or entertainment. Continuing through the home, you'll find an open-plan lounge, dining, and kitchen area, perfect for modern family living. The kitchen is a delight, featuring a large Caesar stone benchtop, ample cupboard space, a gas stovetop, stainless steel appliances, and a striking red splashback, adding a touch of contemporary flair. Adding to the appeal, a third living room as a potential 4th bedroom at the rear of the house offers additional space to unwind, while a dedicated study room provides a quiet retreat for remote work or study sessions. The master bedroom, positioned at the front of the home, impresses with its spaciousness and convenience, boasting a walk-in robe and an ensuite bathroom. Bedrooms 2 and 3 are equally generous in size and offer built-in robes for ample storage. The modern main bathroom caters to the needs of these bedrooms, featuring a separate bathtub and shower. Venturing outdoors, residents are treated to a generous backyard space, perfect for hosting gatherings with loved ones or providing a safe and enjoyable area for children to play. Additional features include ducted air conditioning throughout the home, a dedicated laundry, a garden shed in the rear yard, and a double garage for secure parking. Beyond the confines of the property, the location further enhances its appeal. With Park Holme Shopping Centre and Westfield Marion just a short drive away, daily shopping needs are easily met. Foodland Marion is within walking distance, providing added convenience. For leisurely days by the sea, Somerton Beach is a mere 12-minute drive away. Tonsley Innovation Hub and Mitchell Park Sports and Community Centre are just minutes away. The proximity to Flinders University and Medical Centre caters to educational and healthcare needs, while the nearby Mitchell Park Railway Station offers seamless access to the CBD for commuters. Families will appreciate the array of quality schools in the vicinity, including Westminster School, Sacred Heart College, and Immanuel College, ensuring a well-rounded lifestyle for all.

What we Love:

- Neatly landscaped front garden and stylish rendered frontage
- 3 metre high ceiling and tall doors throughout the home
- Spacious first lounge room for relaxation or entertainment
- Open plan lounge, dining, and kitchen area, perfect for modern family living
- Kitchen featuring a large Caesar stone benchtop and gas stovetop
- Dedicated study room for remote work
- Master bedroom with walk-in robe and ensuite bathroom
- Bedrooms 2 and 3 with built-in robes for ample storage
- Third living room has potential to be used as a 4th bedroom
- Modern main bathroom with separate bathtub and shower
- Generous backyard space for gatherings and children's play
- Ducted air conditioning throughout the home
- Dedicated laundry for convenience
- Garden shed in the rear yard for storage
- Double garage for secure parking
- Close proximity to Park Holme Shopping Centre and Westfield Marion
- Walking distance to Foodland Marion for added convenience
- Tonsley Innovation Hub and MPSCC just minutes away
- Short drive to Somerton Beach for leisurely days by the sea
- Proximity to Flinders University and Medical Centre for educational and healthcare needs
- Mitchell Park Railway Station nearby for easy commute to the CBD
- Quality schools in the vicinity, including Westminster School, Sacred Heart College, and Immanuel College

Auction: Saturday, 25th May 2024 at 3.00pm (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.