

33 Regent Street, Melrose Park, SA 5039



House For Sale

Wednesday, 8 May 2024

33 Regent Street, Melrose Park, SA 5039

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Rhys Digance
0404422155



Thomas Nicholas
0420306972

Best Offer By 27/05 (USP)

Best Offer By 27th of May (Unless Sold Prior) Perfectly positioned on a corner allotment overlooking a quiet tree lined street, this stylish and light-filled Torrens Title home presents a fantastic opportunity for those looking to enjoy the convenience of low-maintenance living within short reach of key amenities. Built to a high standard in 2021 with a custom design, the property features two generous bedrooms, a designer kitchen, spacious open-plan living/dining and a balcony/alfresco area for those looking to entertain guests all year round. Located in the Unley High School Zone and within close proximity of Castle Plaza Shopping Centre, CBD train line, Flinders University/Medical Centre and the cosmopolitan Hyde Park restaurant/cafe precinct, this is your opportunity to purchase an envious lifestyle in a booming inner-city locale.

Upstairs Features:- Functional chef's kitchen featuring quality benchtops with waterfall edging, soft closing drawers, gas cooktop, quality stainless steel appliances, dishwasher and ample storage space- Light-filled family living/dining area – opening seamlessly to the outdoor entertaining area- Outdoor entertaining area/balcony overlooking reserve with sunset outlook - Conveniently located upstairs powder room

Downstairs Features:- Two generously sized bedrooms with built-in wardrobes and access to the backyard through private doors- Master bedroom with garden outlook- Built in study nook- Modern family bathroom featuring shower, bath, toilet and vanity- European laundry complete with sink and space for washing machine & dryer- Linen cupboard/additional storage cupboards conveniently located next to the laundry- Additional storage under the staircase

Additional Property Features:- Zoned ducted reverse cycle air-conditioning- Single garage with automatic roller door and direct internal access- Additional off-street parking- Deadlock to front door & second bedroom- Instantaneous gas hot water system- Established passionfruit vine & strawberry bushes- Plumbed rainwater tank with a tap that can be used to water the garden- Irrigated front garden with an automated timer

Location Features:- Property backing onto reserve- 600m: Edwardstown Primary School- 800m: Castle Plaza Shopping Centre- 3-minute drive: Woodlands Park Train Station (CBD train line)- 7-minute drive: Mitcham Square Shopping Centre Shopping Centre- 8-minute drive: Unley High School (zoned)- 9-minute drive: King William Road, Hyde Park restaurant/cafe/shopping precinct- 9-minute drive: Flinders University & Medical Centre- 12-minute drive: CBD Fringe- 15-minute drive: Jetty Road, Glenelg shopping, cafe & restaurant precinct

Torrens Title
Pets / Allowed
Year Built / 2021
Council / City of Mitcham
Council Rates / \$329.00 PQ
All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416