

**34 Lanark Avenue, Mitchell Park, SA 5043**

**House For Sale**

Thursday, 30 May 2024



34 Lanark Avenue, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 795 m2**

**Type: House**



James Robertson  
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Ellie Swan  
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**\$775k**

Auction Sat, 15th Jun - 10am (usp) Like an old watch that's never missed a beat, this solid brick 3-bedroom home is as dependable as ever on a 793sqm parcel that will take a new build or rear addition without breaking a sweat, ensuring there's so much to look forward to, just a 10-minute drive from Brighton's sands. Long held by the one family for decades, the charm of its wonderfully original interior is quickly replaced with visions of what a value-adding cosmetic spruce up would do. Unleash the floorboards, give it a fresh, white colour scheme and you're on your way. Might pay to keep those awesome original bathroom terrazzo floors though. For those with bolder visions, a sub-division or one big, brand new build (STDA) fits the description for this surging suburb with easy access to Flinders University and Hospital, Westfield Marion and the Southern Expressway for a lightning fast connection to the city, McLaren Vale and Fleurieu Peninsula. So much to look forward to. You'll never look back. Features we love...- Tightly held and lovingly kept - Potential for re-development- Neat, comfy and very liveable in its current state - Three spacious bedrooms and large living zones, including north-facing lounge room and adjacent eat-in kitchen - Solid double brick construction - Wide frontage and drive-through access to rear lock-up shed/garage - Heating/cooling provisions - Dishwasher and separate laundry - Established gardens - Carport/ pergola to rear - Strolling distance from public transport and local park/reserve - Moments from Tonsley TAFE campus - Just 20 minutes from the CBD CT Reference - 5640/887 Council - City of Marion Council Rates - \$1,905.54 pa Emergency Services Levy - \$110.15 pa Land Size - 795m<sup>2</sup> approx. Frontage - 18.288m Zoning - General Neighbourhood Year Built - 1963 Total Build area - 232m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403