

**34B Richard Avenue, Mitchell Park, SA 5043**



**Sold Townhouse**

Monday, 13 May 2024

34B Richard Avenue, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 240 m2**

**Type: Townhouse**



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**\$785,000**

Nestled quietly at the back of a small community on a secluded no-through road, this modern and roomy townhouse offers the generous internal living spaces typically found in larger standalone homes, neatly packaged within a compact and low-maintenance footprint. Ideal for busy families, professionals, downsizers, or savvy investors drawn to Mitchell Park's burgeoning popularity, this property is perfectly situated just five minutes from Somerton Beach and less than twenty minutes from the CBD. The cleverly designed floorplan boasts expansive open-plan living on the lower level, seamlessly flowing from front to back and leading to the fully equipped kitchen with sleek stone countertops, stainless steel appliances, and a convenient breakfast bar for casual dining. Bright and airy open spaces flank the kitchen, offering versatility in how the area is utilized, effortlessly transitioning to the paved rear courtyard, capable of accommodating a sizable outdoor dining set with ease. Upstairs, a landing/retreat adds to the flexibility of the layout, connecting to the main bathroom and three spacious bedrooms, including one with a walk-in robe, ensuite, and your personalized touch. Located adjacent to the expansive grounds of Hamilton Senior College, with easy access to public transport and just moments from Park Holme Shopping Centre, Flinders University, and Westfield Marion, Mitchell Park offers something for everyone. This property is tailor-made for you. Key Features:- Large Curved pergola- Garden shed/workshop- Stone garden beds- 6.4kw Solar- Tranquil no-through road ensures year-round peace- Secure lock-up carport with remote entry- Abundant storage options, including built-in robes in bedrooms 2 and 3, plus a spacious area under the stairs- Ducted temperature control with zoning capabilities- Convenient amenities such as a dishwasher and gas cooktop- Separate laundry and powder room for added convenience- Ultra-low maintenance with minimal gardening required- Just 5km from the scenic coastline of Somerton Beach 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