

39 Merchant Avenue, Mitchell Park, SA 5043

GaryJSmith

House For Sale

Thursday, 13 June 2024

39 Merchant Avenue, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



John Laycock
0408822264

\$729k to \$769k Best Offer By 1/7/24 at 12PM

With a neat north-facing frontage along the prestigious "Avenues" of Mitchell Park, this single owner 2003-built home epitomises easy-care courtyard living. Easily accessible from the entry and capitalising on its northerly aspect with a big picture window overlooking manicured front gardens and plenty of natural light, a comfortable master suite – the first of three – includes built-in and walk-in robes, a ceiling fan and a neutral ensuite bathroom. A spacious and central main bathroom with inset bath, shower and convenient separate toilet services bedrooms two and three. A lounge adjacent the second and third bedrooms makes for an essential second living space, home office set-up or kids' retreat, before an open kitchen oversees a roomy living and dining space at the rear. Here, shaker-style cabinetry, a raised breakfast bar, dishwasher, double sink and corner pantry provide all the trimmings for home cooks, and sliding doors open onto a lovely paved alfresco with pitched roof pergola. A raised garden bed with trellised backdrop and manageable lawn space perfect for little legs (two or four) make up a securely fenced courtyard with side access. More to mention: - Ducted reverse cycle air conditioning - Ceiling fans to bedrooms 1 & 2 - Separate laundry with side access - Garage with internal access + additional off-street parking - Generous linen storage (2) The pick of the bunch in terms of location, within easy walking distance of the bus and train, expansive Mitchell Park Oval and Alawoona Reserves, and just minutes from Flinders University and TAFE SA at Tonsley, Pasadena and Westfield Shopping Centres, Westminster School, local shops and the revamped Marion Hotel & Cellars. Brighton will be calling come beach weather, and city commutes is simple. Lots to love about Merchant Avenue, make it yours. Specifications: CT / 5877/970 Built / 2003 Council / City of Marion Zoning / GN - General Neighbourhood Land / 299m² Council / \$1,720.28 PASA Water / \$171.48 PQES Levy / \$313.10 PA