

**39A Albert Street, Mitcham, SA 5062**



**House For Sale**

Wednesday, 22 May 2024

39A Albert Street, Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 396 m2**

**Type: House**



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## **BEST OFFER BY WEDNESDAY 12TH JUNE AT 2PM (USP)**

**BEST OFFER BY WEDNESDAY 12TH JUNE AT 2PM (UNLESS SOLD PRIOR)** If a luxury property could be on a catwalk, this one would be the Supermodel! Prestigiously located in undoubtedly one of South Australia's most popular and alluring suburbs, this stylish executive contemporary residence has been built to exacting standards with a fabulous north-facing orientation and will certainly excite the luxury buyer, offering the ultimate in low-maintenance, high-end living. Designed to deliver an exceptional lifestyle that appeals to modern-day buyers, this bespoke property is sure to impress all generations, offering a versatile floor plan over one convenient level of living. Upon arrival, you will be captivated by the contemporary and timeless stone façade, characterized by superb linear lines. The home features an imposing entrance hallway that acts as a runway leading to the rear open-plan living and dining areas. Comprising excellent accommodation with three Queen-sized bedrooms, each with built-in robes, and a spacious three-way family bathroom with a separate lavatory and shower. A lush central courtyard, a well-equipped laundry room, and a sublime, light-filled living area create the perfect environment for both daily living and entertaining. The Master Chef's kitchen is a standout, featuring premium appliances and a butler's pantry. This showpiece living space seamlessly extends to an entertainer's pavilion, surrounded by beautifully lush established gardens. Additionally, the stunning property offers parking for two cars and provides exceptional storage solutions. Prepare to be thrilled when you view this standout residence, which offers excellent proximity to the Mitcham Shopping precincts and is surrounded by renowned schools, including Scotch College, Mercedes College, Concordia College, and Unley High School. Experience effortless luxury living at its finest!

**HIGHLIGHTS:** 2014 Stunning Contemporary Excellent floorplan - popular one single level of living & lifestyle  
Breathtaking statement façade  
Soaring ceiling heights & Vogue interiors  
Timeless colour schemes  
Modern down lighting  
Highly private and secure  
BLUEPRINT  
Exciting floor plan over one level of living  
Versatile accommodation with three queen-sized bedrooms with built-in robes  
Contemporary white kitchen  
Contemporary bathrooms and lavatory  
Impressive central living space  
Spacious laundry with internal access  
French doors to rear terrace  
LIFESTYLE  
Alfresco dining in the private rear terrace with auto blinds  
Excellent car accommodation for two vehicles with automated roller blind  
Ducted reverse cycle air conditioning  
Extensive storage throughout the residence  
Short walk to Mitcham amenities including fitness centers, supermarkets, restaurants, and retail stores  
Low maintenance gardens  
This luxury home is a perfect blend of style, comfort, and convenience, making it a must-see for discerning buyers looking for a premium property in a prime location.

**MITCHAM:** Enjoy this private unparalleled lifestyle of cosmopolitan tranquility with picturesque surroundings, in an esteemed location just 8kms approximately from Adelaide's CBD, this exclusive address is enriched by proximity to Springfield, Mitcham Shopping Village, Carrick Hill, Wallis Cinemas, the Edinburgh Hotel & Cellars, many beautiful walking trails and excellent private schools including Mercedes, Scotch, and Walford Colleges and with zoning for Unley High School.

**Note:** Floor Plan pictured is 39 - Mirror image  
Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.