

4 Mimosa Grove, Balhannah, SA 5242



Sold House

Monday, 8 January 2024

4 Mimosa Grove, Balhannah, SA 5242

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 909 m2

Type: House



David Parkins
0883916866



Zane Bielby Spooner
0421843622

\$801,000

Hilltop Haven Team Parkins is proud to present 4 Mimosa Grove, Balhannah. This charming brick home offers a harmonious blend of classic design and modern living. Set on a generous 909m² parcel of land, it provides a perfect blend of space, comfort, and convenience. Built in 1989, the home boasts 3 decent size bedrooms, 2 bathrooms, and a convenient 2 car garage. The kitchen has been graciously renovated with stone granite bench tops, stylish fixtures, abundance of storage space, premium appliances which include an induction cook top, Bosch steam oven, and microwave Combi oven. Exuding warmth and character, this home features captivating North facing picture windows and a thoughtfully designed floor plan, creating an ideal sanctuary for families in search of both comfort and tranquillity. Enjoy gatherings in the spacious family rooms or host memorable outdoor events in the entertaining area, where you'll be captivated by stunning hilltop views. Internal Features: • Built in 1989. • Master bedroom features a walk-in robe and ensuite. • Bedrooms 2 & 3 both have built-in robes. • Stunning brick wall with combustion heater. • Sunken formal lounge room, kitchen, dining room, and living room. • 2x reserve cycle air-conditioners. • Ceiling fans in both living areas and in the master bedroom. • Large North facing picture windows. • Built-in storage in the hallway. • The kitchen has been beautifully renovated (6 years ago). • Hilltop views from all common areas. External Features: • 909m² allotment. • 2 car garage. • Established gardens. • Plenty of room for children and pets to play. • Secure yard. • Garden shed. • 1.9kW solar system. Specifications: CT: 5122 / 483 Council: Adelaide Hills Council Zoning: Township Built: 1989 Land: 909m² Council Rates: \$2235.94 p/y (approx.) Emergency Services Levy: \$152.80 p/y (approx.) SA Water: \$158.10 p/y sewerage (approx.) Situated within a leisurely stroll to the serene and welcoming township of Balhannah, this lovely residence offers proximity to Olive Branch Café and Balhannah Bakery, as well as the option for a delightful pub meal at the Balhannah Hotel. Conveniently, the bus stop is just a short walk away, Oakbank School is a mere 900m distance, and a quick 30-minute drive will take you to the CBD. Disclaimer: 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 - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947