

**41A Sampson Road, Mitchell Park, SA 5043**



**House For Sale**

Wednesday, 10 April 2024

41A Sampson Road, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 339 m2**

**Type: House**



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## Best Offer By 24th April (USP)

Located on a serene street in Mitchell Park, this contemporary abode epitomises modern living. Step inside to discover a spacious open-plan layout that effortlessly blends functionality with style. The well-appointed kitchen stands ready to inspire culinary creativity, featuring a gas stove, stainless steel appliances, ample cupboard space & a convenient dishwasher for hassle-free cleanup. The living & dining space features both matte & sheer curtains so that privacy is assured, whilst downlights throughout compliment the home's modern appeal. Comfort is key in every season, thanks to the ducted reverse cycle air conditioning that permeates the entire home. The property comprises three generously sized carpeted bedrooms, each offering roller blinds & natural lighting. The main bedroom delights with a private ensuite and walk-in wardrobe, while the second and third bedrooms offer the practicality of built-in wardrobes. The centrally located spacious main bathroom beckons with a full-size bathtub, vanity, and shower. For added convenience, the laundry is located separately, offering a large linen cupboard and direct access to the yard for effortless chores. Parking is a breeze with off-street space for two cars, supplemented by an additional parking spot in the secure lockable garage. Outside, the well-maintained gardens are a testament to convenience and ease, featuring irrigation systems in both the front and rear yards. The yard offers low maintenance artificial grass, a handy garden shed, and convenient side access. Sustainable living also awaits you with solar panels for additional savings! Positioned for utmost convenience, this property is surrounded by an array of amenities and recreational opportunities. Mitchell Park Oval, just steps away, offers tennis courts, a football oval, and a sprawling playground. Park Holme Shopping Centre and Westfield Marion are within easy reach, providing access to essential amenities and a retail fix. A short 13-minute drive leads to the picturesque Somerton Beach, ideal for soaking up the sun and enjoying quality time with loved ones. The Flinders University campus at both Tonsley & Bedford Park are close by, as well as the Flinders Medical Centre, offering further convenience for residents. For those commuting to the CBD, the Ascot Park and Mitchell Park Railway Line is a mere 600 metres away, providing seamless access to the city centre via train & just a short 23 minute drive to Adelaide CBD. With quality schooling options such as Westminster School and Sacred Heart College in close proximity, this property presents an unparalleled opportunity to embrace a lifestyle of convenience, comfort, and community in the heart of Mitchell Park.

**What we love:**

- Open-plan living and dining area
- Kitchen equipped with stainless steel appliances, a dishwasher and a gas stovetop
- Master Bedroom with large walk-in robe and ensuite
- Bedrooms 2 and 3 with built-in robes
- Main bathroom featuring a full-size bathtub
- Separate laundry space with large linen cupboard
- Low-maintenance artificial lawn area, ideal for children's outdoor play
- Ducted reverse cycle air conditioning throughout the home
- Well-maintained, low-maintenance front & back yard with irrigation systems
- Solar panels
- Single lockable garage for secure parking. Two additional off-street parking spaces.
- Proximity to Mitchell Park Oval, offering tennis courts, football oval, and playground
- Convenient access to Park Holme Shopping Centre and Westfield Marion
- Short drive to Somerton Beach for leisure activities
- Close proximity to Flinders University (Tonsley and Bedford Park Campus) and Flinders Medical Centre
- Quick access to the Mitchell Park Railway Line - only 600m from property. Perfect for commuting to CBD! Only a 20 minute train ride (approx.)
- Nearby quality schooling options such as Westminster School and Sacred Heart College