

**54 Kyre Avenue, Kingswood, SA 5062**

**HARRIS**

**Sold House**

Thursday, 19 October 2023

54 Kyre Avenue, Kingswood, SA 5062

**Bedrooms: 3**

**Bathrooms: 2**

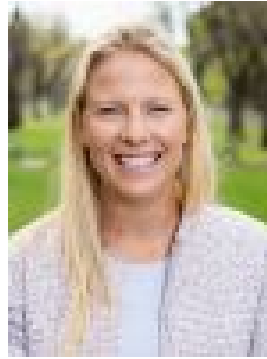
**Parkings: 2**

**Area: 512 m2**

**Type: House**



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**\$1,395,000**

Just like the enviable lifestyle it affords on a leafy no-through road at the doorstep of Urrbrae's agricultural paddocks and public tennis courts, this C1920s semi-detached character home simply gets better with every step - and passing year - on its deceptively deep parcel. Expect freshly polished kauri pine floors, heavenly high ceilings, light-grabbing windows and ornate fireplaces in the beautifully preserved original home. What you won't expect is the way its extended rear suddenly opens right up to reveal not only a huge family room but the staircase to a second level. "Where did that come from", indeed. You'll discover that the entire upper floor is dedicated to the master bedroom and includes an ensuite and walk-in robe. Connecting the extension to the cosy original formal lounge room is the open-plan kitchen; a super-functional hub with gas cooktop, plenty of storage and a dishwasher. The way the home flows from front to back is a smooth, light-filled treat and entices you to a tranquil rear yard that seems to never end; its patio/pergola the catalyst for the countless summer dinners to come. Good luck prying the kids away from those tennis courts if they aren't riding their bikes around this safe, tightly-held suburb that puts Mitcham Square, Unley High School, Scotch and Mercedes Colleges, cosmopolitan Unley Road and the city itself within the easiest of reach. The best years start right now. More to love:- Enviably placed on a whisper-quiet, tree-lined no-through street - Ultra-flexible floorplan with two living zones and three bedrooms - Off-street parking for multiple cars - Efficient split r/c and combustion heating - Loads of storage - Large separate laundry - Smeg oven - Beautifully presented landscaped gardens - Storage sheds to rear yard - New carpets - Walking distance from public transport - Moments from the hiking trails of Brown Hill Creek - A short drive from Burnside Village- Zoned for Unley High School - And much more. Specifications:CT / 5207/923Council / MitchamZoning / ENBuilt / 1920Land / 512m2Frontage / 9.93mCouncil Rates / \$2,173.05pa Emergency Services Levy / \$193.60pa SA Water / \$220.03pa Estimated rental assessment / \$675 - \$725 per week / Written rental assessment can be provided upon requestNearby Schools / Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary CollegeDisclaimer: 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 a property's 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409