

6/24 Torrens Street, Mitcham, SA 5062



Unit For Sale

Thursday, 21 March 2024

6/24 Torrens Street, Mitcham, SA 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Unit



Sam Hooper
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AUCTION: (\$400,000) Saturday 13/04/24 at 2pm (USP)

Auction Location: on site Illuminated by an abundance of natural sunlight and warmth through large picture windows in the main rooms, this well loved 2 bedroom unit is desirably set on the end of a group of six single-level units. Facing East/West, the units are painted white with smart charcoal grey trim and boast a great location positioned for easy and endless enjoyment just a 17-minute commute to the CBD. The crisp white interiors contrast with the grey carpet in the living room (kept comfortable year-round by an overhead fan and split system air-conditioner), which flows into the dining area and adjacent kitchen, both enhanced by timber-look flooring. The kitchen with white cabinetry and electric cooker provides access to the rear courtyard. Both bedrooms are carpeted and fitted with built-in robes and ceiling fans; while the neat bathroom/laundry with shower, vanity and w.c. would benefit from a smart update. The rear courtyard is large enough to include an outdoor setting and BBQ for al-fresco dining, entertaining and the perfect place for some instant lawn! There is valuable side access with entry to the courtyard, and an allocated carport space for the unit. Ready to move in or primed to rent out, this is equally appealing as a first home or investment. Buyers and investors all love this part of the world and it's easy to see why. In a quiet pocket close to beautiful parks, reserves and recreation, it is just a heartbeat away from the vibrant Mitcham Square Shopping Centre, cinemas, restaurants, cafes, and hotels, and is well-served by public transport. Don't miss this affordable opportunity offering a tailor-made, carefree lock-and-leave lifestyle!

AUCTION: Saturday 13th April at 2pm, on site, (USP). (\$400,000)
CT: Volume 5057 Folio 702
Council: City of Mitcham
Council Rates: \$1,304.75 per annum (approx)
Water Rates: \$153.70 per quarter (approx)
Strata Levy \$464 per quarter (approx) plus Sinking Levy: \$206 per quarter (approx)
Year Built: 1963 (approx)
To register your interest or to make an offer, scan the code below: <https://prop.ps/l/6p2SlpBMY14d> (Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Sam Hooper to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.