

# 6/39 Thirza Avenue, Mitchell Park, SA 5043

NOAKES  
NICKOLAS

## Sold Unit

Saturday, 16 December 2023

6/39 Thirza Avenue, Mitchell Park, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 249 m2

Type: Unit



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Michael Balawejder  
0881663989

**\$695,000**

Completed in 2008 by Weeks Peacock Quality Homes, this stylish three-bedder on a low maintenance 249m<sup>2</sup> offers a fuss-free home base in Mitchell Park. Set towards the rear of the group behind a row of pencil pines in a quiet group of eight, a charming red brick façade and porch guide you into the entry, and your 226m<sup>2</sup> of total living. To your left, three carpeted double bedrooms are fitted with built-in robes, with a private ensuite for the largest, while the large main bathroom includes a family-friendly bath and plenty of natural light. To the right of the entry, step into the generous open plan living. Take in a large lounge and dining space, stylish modern kitchen, and large glass sliding doors. Powering it all, the modern kitchen includes plenty of counter space, a gas cooktop, double sink and large pantry, with the adjacent laundry also providing plenty of storage. Outdoors, the fabulous courtyard includes more pencil pines, private good neighbour fencing, plenty of lawn for the kids, and a great space for entertaining. Polished, spacious and enduring, this excellent home will please the family, professional and retiree alike in Mitchell Park. From Thirza Avenue in central Mitchell Park you can enjoy a great proximity to local shopping and entertainment including Westfield Marion, Morphettville Racecourse, the suburban coastline, and even the Adelaide CBD via local trains. A stroll to Omnivore café, Castle Plaza, and popular Winston Avenue cafes including The Middle Store and Kim's Asian Cuisine, there's plenty to enjoy in the neighbourhood around Mitchell Park. More features to love:- Reverse cycle ducted A/C throughout- Secure double carport with auto roller door- Rheem 20 Instantaneous hot water unit- Rainwater tank- Zoned to Hamilton Secondary College, walking distance to Clovelly Park Primary and Westminster School and within the catchment area for Mitchell Park Kindergarten- Easy access to Ascot Park Railway Station- Walking distance to Park Holme Shopping Centre including Coles- 2.7km to Westfield Marion, 5km to Somerton Beach and under 7km to the Adelaide CBD Land Size: 249sqm Frontage: Year Built: 2008 Title: Community Council: City of Marion Council Rates: \$1402.69 PASA Water: \$240 PQES Levy: \$152.88 PACommunity Rates: \$208.80 PQDisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.