

**68 Mitchell Street, Millswood, SA 5034**

**HARRIS**

**Sold House**

Friday, 3 November 2023

68 Mitchell Street, Millswood, SA 5034

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 706 m2**

**Type: House**



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## Contact agent

Brimming with warmth, heritage grace, and impressive contemporary updates, 68 Mitchell Street is an enticing mix of old-world charm and modern deportment. Impressive in scale and execution, and in prime position on an iconic Millswood Street placing you right on the doorstep of the perfect inner-south lifestyle, it's dangerously easy to fall in love fast...A striking original bluestone frontage is exquisitely offset by return veranda, herringbone red brick paving and lush gardens. Enter to front hallway to discover catch the first glimpse of the breathtaking heritage detailing to come, with lofty ceilings, decorative mouldings, and leadlight glass creating an impressive introduction. A serene main bedroom is serviced by a walk-in robe and resort-style ensuite, with a skylight canopy overseeing floor-to-ceiling tiles, vanity with stone benchtop, dual basins, and deep shower alcove with frameless screen. Two additional bedrooms are complete with expansive built-in robes and character detailing, with box bay and clerestory feature windows a unique showcase of a bygone era. A chic family bathroom, with terrazzo look floor tiles, bathtub and luxe shower, is ready for both the morning rush and evening wind-downs. Anchored by ornamental fireplace with marble tiles, a central formal lounge is equipped with French doors filtering light and creating easy flow from carport. Further space to spread out is delivered by open-plan rear living area, with sloped ceilings and double French doors, harmoniously blending connecting indoors and out for a fully integrated lifestyle. Accomplished masterchefs and burgeoning home chefs alike will be delighted by an impressive kitchen with 900mm gas cooktop, dishwasher, penny tile splashback and cupboard space ready for you to lose yourself in the pursuit of the next culinary masterpiece. Placement overlooking the lounge and outdoor areas makes it simple to oversee playtime or entertain your nearest and dearest, with additional servery window to alfresco area making it easier than ever to entertain all seasons. North-facing and expansive, the rear yard is an outdoor empire already established for you, with paved entertaining area vast enough for both lounge and dining areas. A water feature with stone tiling and established fire pit area are ready for soothing water therapy during summer and marshmallow roasting during winter. An established veggie patch is ready for the greenthumb to roll up their sleeves and get stuck in, with timber screening ensuring your harvest remains a well-kept secret from prying eyes. And just when you think there can't possibly be more to covet, a double garage and studio with wood-look floors, built-in robes and ensuite empowering you with space for your needs now or as they change. Set up as a 4th bedroom, granny flat or teenage retreat. Orphanage Park is a natural extension of your front yard, ready for the kids and furry family members to burn off energy and get a healthy dose of fresh air. Walking distance to King William Road, Hyde Park café culture and nightlife of Goodwood Road, as well as the beloved Capri Theatre for cinematic entertainment. Nearby Goodwood Primary School and Unley High School, with an abundance of private schooling options nearby. Only 15 minutes to the CBD, 10 minute walk to the tram station or an easy commute via the trainline from Millswood station. Authentic character and flawless modern updates – get ready to settle in and savour. More to love:

- Ducted reverse cycle air conditioning to front 4 rooms, with split system units to rear living and studio
- Covered carport parking for up to 4 vehicles, with secure double garage
- 10KW solar system with 40 panels to main house and garage, for near off-grid living
- Updated laundry with floor-to-ceiling storage, timber look benchtops and exterior access
- Cellar to garage, perfect for your wine collection
- Rinnai Hot Water Service with internal temperature control panels
- Concealed garden shed
- Water feature, irrigation system and feature lighting to all gardens, all remote controllable

Specifications: CT / 6069/913 Council / Unley Zoning / EN Built / 1900 Land / 706m<sup>2</sup> Frontage / 18.82m Council Rates / \$1,935pa SA Water / \$285.26pq ES Levy / \$257.90pa Estimated rental assessment / \$930 - \$970 per week (written rental assessment can be provided upon request) Nearby Schools / Goodwood PS, Thomas PS, Walford Anglican School and Pulteney Grammar School 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 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