

# 69A The Grove, Lower Mitcham, SA 5062

Smallacombe

## House For Sale

Friday, 3 May 2024

69A The Grove, Lower Mitcham, SA 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



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## Contact Agent

~ Best Offer closing Monday 20th May @ 12noon (unless sold prior) ~This beautifully presented reproduction bluestone villa offers an easy-care lifestyle.Torrens titled, one of only 2, with no shared living walls and located on one of Lower Mitcham's prettiest Jacaranda lined streets.The well laid out floorplan comprises of;\* Entry through the wide and welcoming hallway with stunning timber flooring and a courtyard to bring in natural light\* Main bedroom with direct access to the 2-way bathroom and large picture windows offering a pretty outlook over the private courtyard garden\* Good size second & third bedrooms with built in robes ~ 3rd bedroom would make an ideal study/home office\* Formal lounge with warm timber floors ~ perfect to relax or entertain with sliding doors opening to a private entertaining area with pergola\* 2-way bathroom plus the bonus of a 2nd separate toilet\* Spacious open plan living area flowing on from the formal lounge, with kitchen overlooking dining and second living area\* Living/family room featuring lovely bay windows and sliding doors with an outlook over the well-established pretty garden\* Laundry with excellent storage and a 2nd toilet\* More features to love;\* Two living areas as well as private courtyards to enjoy\* No shared living walls ~ only attached at the garage\* High ceilings and stunning timber flooring\* Pretty landscaped gardens ~ easy to maintain\* Lock up garage with auto roller door, access to the yard and internal entry to the home\* Garden shed\* Ducted evaporative air conditioning and gas wall heater\* The perfect lock up and leave property! Downsize, invest or ideal for small families. All in a fabulous location ~ close to both the bus and train, Mitcham Square shops and cinemas, local parks and cafes.Zoned for Unley High School and close to Colonel Light Gardens Primary School as well as excellent colleges including Scotch and Mercedes.Council: City of MitchamCouncil Rates: \$1,761.30 per annumSA Water: \$192.40 per quarterESL: \$114.35 per annumLand Size: 392sqm (approx.)Year Built: 1994Zoning: Suburban Neighbourhood