

**6A Carruth Road, Torrens Park, SA 5062**

**HARRIS**

**House For Sale**

Tuesday, 16 January 2024

6A Carruth Road, Torrens Park, SA 5062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



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**\$1.35m**

Combining a coveted position in this hugely sought-after locale arm's reach to some of Adelaide's most prestigious schools and a stone's throw to Mitcham's vibrant café and social scene, together with light-spilling and spacious modern contemporary living, 6A Carruth Road delivers a fantastic 4-bedroom footprint primed for a lifestyle for all ages. The centrepiece of this high quality 2011 build blooms around the beautiful open-plan entertaining where a sweeping, stone-topped chef's zone headlines the lounge, dining and living zone sparking everyday joy ready to motivate the morning rush, bask in sunbathed lunches or host delicious dinners inspired by new culinary triumphs. With feature curved panes of glass capturing full views of the sandstone-paved alfresco and adjoining sprawling lush lawn, there's incredible ease to enjoy seamless indoor-outdoor living potential whether you're space-seeking downsizers eager to host family or a growing brood looking to seize a low maintenance parcel that offers all the feature and form to plant your feet for the brightest of futures. Showcasing lovely interior design and welcomingly versatile footings, you'll find the bright and airy master bedroom delivering everyday bliss with gallery windows, walk-in wardrobe and private ensuite, while two more large double bedrooms, both with built-ins, and an ample-sized 4th are all well positioned to the sparkling main bathroom flooding with natural light. Blending a cosy and comfortable aesthetic with much-needed size and space, there's a picture-perfect life waiting to take root here. Along with popular duck-feeding parks nearby including the iconic Brownhill Creek inviting endless weekend adventure, a string of schools ranging from Mitcham Primary and Unley High, to Scotch College, Mercedes and Mitcham Girls for stellar private options, as well as daily shopping essentials and a café culture all a short stroll from your front door – labelling this one anything other than a lifestyle opportunity would be seriously underplaying it. Features you'll love: – Beautiful street frontage opening to a wide entry and lovely hybrid floating floors gliding into the light-filled open-plan kitchen, living and dining combining for one elegant entertaining hub – Sparkling foodie's zone with stone bench tops and breakfast bar for cooking with company, abundant crisp cabinetry, and gleaming stainless appliances including dishwasher – Light, bright and airy master bedroom featuring large windows, WIR and ensuite – 2 additional spacious double bedrooms, both with handy BIRs, as well as a good-sized 4th bedroom for great family-friendly adaptability – Fresh white-on-white main bathroom featuring separate shower and relaxing tub, practical laundry with storage and cosy ducted AC for year-round comfort – Sweeping, sunbathed alfresco area for lovely outdoor entertaining, as well as sunny lush lawn providing plenty of space for the kids to play or family pet to happily roam. Location highlights: – Close to a range of exclusive private and public schools to choose from, including Mitcham Primary and Unley High, to Scotch College, Mercedes and Mitcham Girls – Cooe to the hugely popular and kid-friendly Mitcham Reserve, as well as the scenic Brown Hill Creek Recreation Park – A short stroll to Torrens Park Train Station for traffic-free city-bound commutes – Moments to the vibrant Mitcham Square for all your daily shopping, café and weekend entertainment in the one place. Specifications: CT / 6098/302 Council / Mitcham Zoning / SN Built / 2011 Land / 551m<sup>2</sup> Frontage / 17.21m Council Rates / \$3,030.85pa Emergency Services Levy / \$250.30pa SA Water / \$277.59pq Estimated rental assessment / \$850-\$890 per week / Written rental assessment can be provided upon request. Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College. 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. 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