

7 Fraser Street, Lower Mitcham, SA 5062



House For Sale

Thursday, 7 March 2024

7 Fraser Street, Lower Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



Amity Dry
0438144224



Maddy Tan
0484607367

\$1.4m

Auction Sat, 23rd Mar - 1.30pm (usp) Whether it's the sandstone fronted facade that gets better with age behind a picket fence, the original 1940s features that glow under the shine of natural light, the rear open-plan addition that makes family time count for more, or its enviable corner position; there's so much to love about 7 Fraser Street before you even consider the Lower Mitcham lifestyle it affords. That modern addition - featuring a huge timber-topped kitchen and smooth transition to the alfresco pavilion and rear yard - ensures you can utilise the original street-facing lounge room as a fourth bedroom should the family expand. A newly updated, fully-tiled ensuite makes mornings a treat and the main bedroom easy to spot, while the storage at every turn and ducted temperature control make this solar-charged home clutter-free and comfortable all year-round. Dreaming of summers by the pool? That electronic-gated, side road access via Claire Street will make the dig and installation a breeze in a rear yard with a large powered shed to go with its cricket-ready lawned area. When Christmas arrives, Claire Street throws a party, galvanising this tight-knit pocket of leafy Lower Mitcham, just a short pause from Scotch and Mercedes Colleges, Mitcham Square shopping and cinema precinct, not to mention both the metro coast and CBD. There's that lifestyle. This is home sweet home. - Sandstone character facade makes it a pretty picture on its prized corner parcel and leafy street - Much loved and beautifully kept by its long-standing owners - Rear addition ensures a flexible floorplan - Custom storage-laden kitchen with Smeg and Miele appliances - Powerful 3.2KW solar system - Ducted r/c and gas feature fireplace - Original polished timber floors and high ceilings - Storage includes built-in robes to all bedrooms - Updated wet areas, including new ensuite - Three toilets and separate laundry - Beautifully presented landscaped gardens with automatic watering system - Electric double width gated entry to rear secure yard - Walking distance from public transport - Close to a range to quality schools and colleges - Just 12 minutes from the CBD Certificate of Title - 5710/619 Council - Mitcham Zoning - SN - Suburban Neighbourhood Year Built - 1947 Land Size - 740m² Total Build area - 240m² Council Rates - \$2,802.10 pa SA Water Rates - \$262.24 pq Emergency Services Levy - \$235.20 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403