

# 9 Waverley Street, Mitcham, SA 5062

## House For Sale

Thursday, 8 February 2024

9 Waverley Street, Mitcham, SA 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m2

Type: House



Glenn McMillan  
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Peter McMillan  
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**\$1,550,000**

Auction Location: On Site This stylish, modern property offers all the quality expected of a Weeks home expertly built in 2021. A superbly practical floor-plan, clean architectural lines, neutral colour tones and large windows throughout for ample light make this such an appealing home for down-sizers and families alike. With convenient, direct internal entry to the house from the automatic garage, soaring 3.3m ceilings create a wonderful sense of space and light in the entrance hallway and Master bedroom, which also features a walk-in-wardrobe and ensuite. Light coloured oak floorboards run through the hallway and into the large open-plan kitchen/living/dining area and define the soothing aesthetic throughout the home. The home offers two more bedrooms, both with built-in wardrobes, a study nook, plus another versatile space that could be utilised as a large fourth bedroom or second lounge room. The main living area truly feels like the heart of the home. In the kitchen, the large island bench with stone bench top creates a wonderful social space, and also offers a 6 burner gas cooktop, electric oven, dishwasher, and large pantry. From the living area, floor-to-ceiling sliding doors open out to the alfresco area and low-maintenance gardens with full automatic irrigation and garden shed. With reverse-cycle ducted air-conditioning throughout the home with zone selection, plus ceiling fans in the bedrooms, you can be sure to live comfortably year-round. Situated only 1.4km from Mitcham Square shopping centre, with all the convenience of its supermarkets, restaurants, cafe's, cinema, and public transport, and also a 750m walk to Unley High School, you will surely find this a perfect location close to everything while also being on a quiet street. Water Rates: \$273.75 p/q Council Rates: \$2,973.65 p/a Glenn McMillan & Peter McMillan look forward to showing you this wonderful home.