

**1/71 Hill Street, Mitcham, SA, 5062**

Smallacombe

## Apartment For Sale

Saturday, 5 October 2024

1/71 Hill Street, Mitcham, SA, 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Janet HansenSmith

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## SELF-MANAGED UNIT WITH PRIVATE GARDENS IN SOUGHT-AFTER MITCHAM

~ Best Offers closing Monday 14th October @ 1.00pm (unless sold prior) ~

Discover one of only three self-managed units, perfectly positioned on the corner of Hill and Birdwood Streets in the heart of Mitcham and brimming with potential.

This solid brick home unit features a fabulous private front and side garden, offering ample space to relax and enjoy the outdoors. Step inside to an inviting open-plan living area, where a spacious lounge with large picture windows provides lovely views of the beautifully established front yard.

The updated kitchen and dining area has a brand-new oven and ample storage. There are two generously sized bedrooms, the main featuring built-in robes and a bedhead with matching side tables. Both bedrooms have a lovely garden outlook.

The neat bathroom offers a separate bathtub, while the updated separate laundry also with good storage, adds convenience to daily living.

Additional highlights include:

- \* Double-length parking for your vehicles
- \* Expansive outdoor spaces, the front garden with a fabulous lawn area, established garden beds, provides a private and secure retreat. The generous side garden is equipped with a garden/tool shed. The northerly rear garden offers scope to add your own improvements.
- \* Front and rear porches, plus a big verandah/ carport providing under cover parking or entertaining
- \* Freshly painted throughout, combining neatness with the potential for personal touches
- \* Comfortable now but with so much scope to make it your own

As a self-managed unit, you'll benefit from shared insurance without the burden of expensive strata fees. Enjoy the convenience of walking to public transport, Mitcham Square, cinemas, local parks, cafes, and the Ed Hotel.

A chance to live in one of Adelaide's most desired, tightly held suburbs. Such easy access to the city and proximity to excellent schools such as Mitcham Primary, Mitcham Girls High, Unley High School, Scotch and Mercedes College this property offers an unbeatable lifestyle or fantastic investment opportunity.

Council: City of Mitcham

Council Rates: \$1,404.95 per annum

SA Water: \$165.68 per quarter

ESL: \$131.05 per annum

Strata Rates: Shared Strata Insurance only (Self-managed) \$598.37 per annum

Year Built: 1972

Zoning: Suburban Neighbourhood

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