

**14 Weemala Drive, Mitcham, SA, 5062**

**HARRIS**

**House For Sale**

Friday, 30 August 2024

14 Weemala Drive, Mitcham, SA, 5062

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alexandra Green

## **An architectural family haven tucked away in the leafy streets of Mitcham...**

Always a marriage to admire, this architecturally designed residence perfectly blends its solid brick character with the encompassing Randell Reserve landscape to deliver one incredible light-filled family home.

Set at the end of a no-through drive and perched high atop a parcel that flourishes with both verdant nature and abundant wildlife - even the resident koala loves the picturesque position above the camellias and bubbling winter creek.

Stepping up over the bridge and through to the flexible split-level footprint, you're instantly greeted by a sense of space and light stemming from floor-to-ceiling windows and timber-laden vaulted ceilings, before each family member is encouraged to enjoy their own privacy within one of five bedrooms and multiple living zones.

Forming the heart of the home and a central hub to the kitchen, everyone is always drawn to the sunlit dining room come dinner time.

Flanked by a gorgeous deck and inviting courtyard with enclosable alfresco pavilion and shady silver birch trees this home is first and foremost a family haven, but also more than capable of entertaining a crowd.

Perhaps the most exciting addition is accessible via a secret door; a recently overhauled fifth bedroom/rumpus room with private garden access and an outlook to match it's every teen's dream domain.

The location only doubles down on the foothill's serenity, with an easy stroll to your pick of Scotch or Mercedes College, whilst zoning for Unley High adds a popular public option into the mix.

Come Friday at 5pm, you have everything at your disposal from The Ed Hotel, Mitcham Village, Rozelle's at Carrick Hill and the leisurely walking trails of Brownhill Creek ensuring you are well and truly covered for fulfilling family weekends.

An architectural ode to family charm immersed in unwavering foothills privacy - welcome home to your picture-perfect position on Weemala

Even more to love:

- ☑Solid-brick construction
- ☑Master wing with ensuite & walk-in robe
- ☑Built-in robes to bedrooms 2 & 3
- ☑Freestanding claw foot bath
- ☑Double carport & utility shed with access from Barina Crescent
- ☑Western red cedar panelling with copper nail detail
- ☑R/C split system air conditioning & three combustion fires
- ☑Alfresco with Luxaflex retractable blinds, heating & kitchenette
- ☑Fully irrigated gardens
- ☑Security alarm
- ☑Underground cellar
- ☑Footsteps to bus stop & Torrens Park train station
- ☑Just 10-minutes from the CBD

Specifications:

CT / 5736/153

Council / Mitcham

Zoning / HN

Built / 1986

Land / 860m<sup>2</sup> (approx)

Frontage / 17.68m

Council Rates / \$2,802.10pa

Emergency Services Levy / \$235.20pa

SA Water / \$262.24pq

Estimated rental assessment / \$900 - \$950 per week / Written rental assessment can be provided upon request

Nearby Schools / Clapham P.S, Mitcham P.S, Belair P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

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