

**153 Belair Road, Torrens Park, SA, 5062**

**Tanner**

**House For Sale**

Saturday, 10 August 2024

153 Belair Road, Torrens Park, SA, 5062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Bungalow bliss; a proud piece of Torrens Park history, extended to thrive in the 21st century.**

Best Offers By 12PM Monday 26/08/2024 (unless sold prior)

Built when Torrens Park was first divided into the generous parcels that define it today, this thoughtfully extended C1919 character Bungalow has watched its history-laden suburb grow around it, entering its next chapter in a state that would make its original owner proud.

You can thank its long-standing custodians for preserving the embellished charm of a family home that hushes Belair Road and wears its polished Baltic pine floors, leadlight windows, soaring decorative ceilings, timber fretwork and open fireplaces like badges of honour.

A sweeping hallway reveals one bright, airy and spacious room after another on the delightful journey to an architecturally conceived rear extension that strikes bold contrast to the original home courtesy of its corrugated external cladding.

A bevy of casual and formal living zones speak to the supreme versatility and functionality of this solar-powered, ducted temperature controlled home with electric gated entry, periodic updates, copious storage and a sublime galley kitchen with all the stainless steel bells and whistles.

A wall of bi-fold glass slides open to blur the lines between the world indoors and a landscaped rear yard with a cricket-ready patch of lawn, cubby house, large powered shed and two expansive undercover entertaining zones.

Keen eyes will see the turrets of Torrens Park House from the backyard, now formerly part of Scotch College, just a stroll from a home that puts Mitcham Square and Cinema, the hiking trails of Brown Hill Creek, public transport, the CBD and the metro coast within cooe. This one is calling your name.

More to love:

- A beautifully presented Bungalow of historical relevance to Torrens Park
- Set back from Belair Road to create peace and privacy
- Circular turning bay, carport and plenty of additional off-street parking
- Tightly held, periodically updated and cleverly extended under the watch of its 24-year owners
- Flexible floorplan with palatial sized living zones to the original bungalow
- Rear extension boasts an exposed brick feature wall and the ability to close off one section to create a private office/retreat
- Smeg oven/cooktop and F&P dishwasher to galley kitchen
- Powerful 6.5KW solar system
- An efficient mix of ducted r/c and gas heating
- Storage galore
- Three phase power, NBN ready
- Security/alarm system, plus electronic gated entry to the property
- Beautifully presented landscaped gardens with automatic watering system
- A stroll from Scotch College and moments from Mercedes College and Mitcham Girl's High School
- Walking distance from Mitcham Square's supermarkets, cinema, cafe and specialty stores

Specifications:

CT / 5137/297

Council / Mitcham

Zoning / SN

Built / 1925

Land / 923m2 (approx)

Frontage / 18.82m

Council Rates / \$pa

Emergency Services Levy / \$pa

SA Water / \$pq

Estimated rental assessment: \$680 - \$720 p/w (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

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