

25 Murray St, Lower Mitcham, SA, 5062

Tanner

House For Sale

Friday, 30 August 2024

25 Murray St, Lower Mitcham, SA, 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Life's golden; an architectural class-act from street to north-facing rear

Best Offers by 1pm, Monday 9th September

Whether it's the conversation-starting facade, the interplay between light and height, or the way it cleverly zigzags its elongated footprint around a series of courtyards, this astutely-designed architectural home on a prized south-north plot never failing to impress, welcoming discerning, design-conscious souls to its highly sought-after suburb

Conceived by architect Damien Chwalisz and brought to life in just 2018 by Gaston Homes, this free-flowing home hits every high note in form and function across a floorplan with an ensuited main bedroom and multiple living zones.

The sharp angles, clean lines and soaring void of its entry foyer set the tone for a home that magnetically pulls you along Blackbutt floors to its sunken open-plan family room and alfresco pavilion.

The morning sun washes past the second of those two courtyards, sending a dappled glow over the kitchen's stone benchtops and shimmering Smeg appliances. Welcome to 'golden hour'.

With dimensions to rival some bedrooms, a frameless walk-in shower, and a free-standing bath beside a picture window to the courtyard, the main bathroom embodies the luxurious looks and liveability of this ducted temperature controlled home with a lock-up garage and bundles of storage.

Set on a pin-drop quiet, tree-lined street in Lower Mitcham; tranquillity within a moment of Mitcham Square, Pasadena Green, Scotch College and the CBD. It's time to raise your expectations.

More to love:

- ☑ Make a statement thanks to its distinct architectural facade
- ☑ Set on a deep plot to forge a deceptively spacious interior and flexible floorplan of 3 beds and 2 baths
- ☑ Ceilings reach as high as 3.2m
- ☑ Powerful 6.6Kw solar system
- ☑ Ingenious layout includes two courtyards and rear alfresco pavilion
- ☑ Lock-up garage and additional off-street parking
- ☑ Gas cooktop, dishwasher and walk-in pantry
- ☑ Zoned ducted r/c for year round comfort
- ☑ Walk-in robe to main bedroom
- ☑ Bespoke window furnishings
- ☑ Beautifully presented landscaped gardens with auto watering system
- ☑ Walking distance from Torrens Park train station for quick commute to CBD

Specifications:

CT / 6205/679

Council / Mitcham

Zoning / SN

Built / 2018

Land / 404m² (approx)

Frontage / 9.14m

Council Rates / \$3047 pa

Emergency Services Levy / \$241.85 pa

SA Water / \$284.64 pq

Estimated rental assessment: \$800 - \$850 per week (written assessment can be provided upon request)

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