

**25 Waterman Terrace, Mitchell Park, SA, 5043**

NOAKES  
NICKOLAS

**House For Sale**

Saturday, 12 October 2024

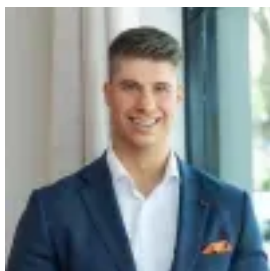
25 Waterman Terrace, Mitchell Park, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael Balawejder

## Your Cosy Brick Haven in Mitchell Park awaits.

Best Offers by 28/10 - (Unless Sold Prior).

Welcome to 25 Waterman Terrace, Mitchell Park - an address that speaks volumes about convenience and comfort. This double brick home, built in 1964, carries a classic charm that will captivate you from the moment you step in. Neat and tidy would be an understatement; this property has been well maintained over the years and offers an abode perfect for investors or families looking to create a warm nest.

Laden with potential, the property sits on a large parcel that brims with possibilities. The structure, with its carpet and laminate floors, has been designed to ensure space and light flow effortlessly. The kitchen, complete with a gas cooktop and electric oven, will bring out the chef in you, while the laminate kitchen bench adds a dash of glamour.

### Features

- Three bedrooms, each equipped with ceiling fans
- A large, free-standing built-in robe in the third bedroom
- Split r/c for temperature control
- Parking for up to 6 cars
- Linen closet for organised storage
- A powered 4x8.5m shed
- A significant 7500L rainwater tank
- Separate room ideal for conversion to teen retreat or games room

### Lifestyle

- Park Holme Shopping Centre just down the road and Westfield Marion a 2-minute drive away
- Brighton Jetty Road and beach are a brief 5-minute journey from home
- Marion Hotel is within walking distance, perfect for a relaxed evening
- Mitchell Park Oval and Sporting Club a short walk away
- Commuting is a breeze, thanks to easy access to Marion Road public transport and Marion Train Station
- Zoning for Hamilton Secondary College and Marion Primary School is located a mere 900m away

### Rates

- Council \$1087PA
- SA Water \$189PQ
- ES Levy \$106PA
- City of Marion
- Torrens Title
- Frontage 15.24m
- 1964

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