

29 Murray Street, Lower Mitcham, SA, 5062

Tanner

House For Sale

Wednesday, 25 September 2024

29 Murray Street, Lower Mitcham, SA, 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

An architectural standout, radiating style from the street to the north-facing rear

A class act from its jacaranda-lined street to the cathedral ceiling living room and pavilion off its rear. This custom 2022 built home is stylish, solar-powered proof there's no substitute for quality selections, efficient use of space and a valuable north-facing rear.

The facade's feature stone blade wall and solid timber entry doors set the tone, enticing you with a sense of anticipation past spacious bedrooms and slick fully-tiled bathrooms, including an ensuite with brushed nickel tapware and stone-topped vanity.

Take note of the 3m-high ceilings and striking engineered timber floors, ensuring the palpable sense of space and sophistication is not lost on any part of this free-flowing journey.

The destination: open-plan living that soars to those 4m-high raked ceilings, steps out to an alfresco pavilion with polished concrete floors, and draws you to its starring kitchen.

Featuring stone benchtops, expansive island/breakfast bar, 80cm Neff induction cooktop, two Neff ovens and a butler's pantry with a dual drawer dishwasher, the kitchen embodies the home's style, enduring quality and supreme functionality.

The inch-perfect landscaped garden adds privacy and a place to play for kids and pets, while the oversized double garage will keep your cars, bikes and bigger toys safe and sound in this ducted temperature controlled home.

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

More to love:

- ☑ Reverse Ducted Air Con with Airtouch 4 smart operating system
- ☑ Powerful 7.92kW System + 6.5kW Battery Almost no electricity bill through summer
- ☑ R4 ceiling insulation and R2 wall insulation (internal and external) for increased comfort and efficiency
- ☑ 80cm Neff induction cooktop and 2 x 60cm Neff ovens (one with steamer)
- ☑ Eufy security camera, smart doorbell & smart lock
- ☑ Storage includes walk-in robe to main bedroom
- ☑ Instantaneous gas hot water
- ☑ Stone benchtops to kitchen and bathrooms/wet areas
- ☑ Freestanding bath and walk-in shower to main bathroom
- ☑ NBN ready
- ☑ Automated sprinklers and drippers throughout
- ☑ Polished concrete paving to driveway and rear pavilion
- ☑ Feature electric fireplace
- ☑ BBQ/outdoor kitchen provisions to rear alfresco pavilion
- ☑ Remote entry to double garage
- ☑ Off-street parking for at least three cars
- ☑ Walking distance from public transport
- ☑ Just 15 minutes from the CBD

Specifications:

CT / 6243/482

Council / Mitcham

Zoning / SN

Built / 2022

Land / 404m2 (approx.)

Frontage / 9.14m

Council Rates / \$2157 pa

Emergency Services Levy / \$231 pa

SA Water / \$272.98 pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Colonel Light Gardens P.S, Clapham P.S, Mitcham P.S, Edwardstown 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 | 333839