

**3 Belmont Street, Lower Mitcham, SA, 5062**

**HARRIS**

**House For Sale**

Saturday, 10 August 2024

3 Belmont Street, Lower Mitcham, SA, 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Anne Einarson

## **Make your mark on a circa 1930 Tudor with a front row seat to the best of the inner south**

Pride of place on a sweeping corner allotment in the peaceful heart of tightly held Lower Mitcham. The beloved epicentre for one family for the past 63 years, 3 Belmont Street is a once-in-a-lifetime chance to secure a truly special home.

Handsomely occupying an expansive corner allotment, a striking Tudor style frontage perfectly harmonises with the historic streetscape and winding gardens off setting the red brick façade with storybook elegance.

Introducing the calibre present throughout, soaring ornate ceilings carry across a grand entryway, dedicated dining room and vast sitting room (or bedroom 3). Seamlessly extending the footprint to a family room wrapped with panoramic floor-to-ceiling windows to smoothly blend outdoors and in. An updated central kitchen and atrium-like breakfast room unite to deliver a worthy home hub with an eastern orientation ensuring no shortage of sunrays for the breakfast rush or lazy weekend brunches.

Two generous bedrooms are complete with built-in robes and their own annexes, ready to be adapted as studies, playrooms, or hobby retreats, while an updated family bathroom delivers a serene space for everyday rituals. A formal sitting room is centred by glazed brick fireplace and canopied by a domed ceiling, ready to be upscaled into a third bedroom as required and completing the floorplan with scope to configure exactly how you desire.

Glory vine-wrapped alfresco entertaining area overlooks the rear garden, showcasing the full scale of the generous allotment and providing blissful botanical privacy. Dual driveways (to Belmont and Coolidge) take full advantage of the corner composition, garage/workshop making it easier than ever to navigate boat and caravan storage or house passion projects.

If you do need to leave your empire, you don't need to journey far, with Mitcham Square a short way away for morning coffee at Yeah Nah Yeah or Kicco, a latest release movie at Wallis Mitcham, the grocery run at Foodland or Woolies, or a knock off at the local Torrens Arms Hotel. With positioning close to Colonel Light Gardens, Mitcham, and Clapham Primary Schools, zoning to Unley High School, and Scotch, Mercedes, and Concordia nearby, the school run has never been more streamlined, while it's only 15 minutes to the city with the Mitcham Train Station on hand for an effortless commute.

Renovate, restore, extend, or simply relish exactly as is – whatever you choose, it's an enviable chance to build the next lasting legacy.

More to love:

- Immaculately maintained C1930 home, extended 1976
- Rear garage and pedestrian gate access from Coolidge Avenue
- Front gravel drive from Belmont Street
- Daikin ducted reverse cycle air-conditioning throughout
- Separate laundry with second w/c
- Heritage detailing throughout – high ceilings, floral decorative mouldings, glazed brick fireplaces, tudor windows with bubble glass
- Exterior blinds
- Rinnai B16 gas hot water service
- Extensive storage throughout

Specifications:

CT / 5842/966

Council / Mitcham

Zoning / SN

Built / 1930

Land / 772m2 (approx)

Council Rates / \$2644.55pa

Emergency Services Levy / \$216.50pa

SA Water / \$257.43pq

Estimated rental assessment / \$675 - \$725 per week / Written rental assessment can be provided upon request

Nearby Schools / Colonel Light Gardens P.S, Mitcham P.S, Clapham P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S,  
Springbank Secondary College, Urrbrae Agricultural H.S

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