

**3 Mitta St, Highbury, SA, 5089**

**House For Sale**

Saturday, 31 August 2024

3 Mitta St, Highbury, SA, 5089

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Scott Thomson

0414427427

## **Auction Saturday 7th September 2024 @ 3:30pm - Unless Sold Prior**

Auction Location: On Site

The open plan living and dining areas with timber staircase with under stairs wine storage, it becomes immediately evident that this home exudes charm and style for the growing or established family who demand location as a top priority.

The ground level offers multiple living areas with an array of amazing updated features that sets this home apart. The home is complimented neutral tones and feature internal brickwork with brand new flooring throughout both levels. Versatility is one of this homes distinctive features allowing casual living for the entire family on either level.

Ideally located between the dining and meals areas, the kitchen provides ample bench and storage space and functionality with its new stand alone oven, built-in chopping board, stainless appliances inc. dishwasher, dual sink with quality fixtures and Puratap.

There is a convenient and beautifully renovated full bathroom with separate toilet directly next to the office or 5th bedroom, which is perfect for guests or extended family members.

Making your way up the carpeted timber stair case, you arrive to the another living area with doors to the rear balcony with stunning views to the city and Adelaide hills. The master-suite also captures these views and has access to the balcony over the tree tops and Adelaide hills. Featuring a ceiling fan, large walk-in robe and 2 way en-suite. The remaining 3 double bedrooms on the upper level with beds 2 & 3 incorporating built-in robes.

The expansive outdoor entertaining area offers an enormous undercover space with ceiling fans to enjoy time with family and friends while the children enjoy the time playing in the great outdoors surrounded by greenery and the sounds of the Australian birdlife.

Special features include;

Split system reverse-cycle air-conditioning in the main living area.

Wood combustion fire in the main living area.

Wall space gas heater in the meals area.

Ducted evaporative air-conditioning to the upper level.

6 panel solar system with great feed-in tariff.

Quality floor coverings on both levels have just been installed.

Renovated and updated laundry.

Rear balcony offering panoramic views of the Adelaide hills with glimpses of the city lights.

Double garage under main roof with rear and internal access.

Landscaped front and rear gardens with large rear garden shed.

Garden sheds and rain water tank to the rear yard.

Much more has been updated and improved to this home.

The location of 3 Mitta Street is so convenient and accessible to everything that Highbury has to offer, including easy walking distance to Freshford Park, multiple other parks and playgrounds, the walking and riding trails of Linear Park & Highbury Aqueduct Reserve, Turrumurra Recreation Centre, Highbury Hotel, Highbury Primary School, Torrens Valley Christian School, Dernancourt Kindergarten, Hope Valley Football Club and Shopping Centre, Dernancourt Shopping Centre, Tea Tree Plaza, great public transport - only approx. 15 minutes to the city via O'Bahn from Paradise Interchange, and an easy commute of approx. 25 minutes to the Adelaide CBD.

An extremely desirable home and location in Highbury deserves your personal viewing.

For further information, please contact Scott Thomson on 0414 427 427.