

**31 Mitchell Street, Seaview Downs, SA, 5049**

NOAKES  
NICKOLAS

**House For Sale**

Tuesday, 15 October 2024

31 Mitchell Street, Seaview Downs, SA, 5049

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## Picture perfect mid-century charm meets summer sanctuary in Seaview Downs.

Auction 27/10 at 9:30am - Unless Sold Prior.

Score sea view living from your doorstep in an elevated family allotment overlooking the suburban coastline from Seaview Downs.

It's a home designed for effortless family living. Presenting with a generous floorplan of four bedrooms, two large living spaces, a fabulous undercover outdoor entertaining area, a swimming pool and expansive grass space, the groundwork is laid for the summer to come and the best family years ahead.

Charming mid-century features worthy of preservation include a commanding Carey Gully stone chimney and facade, large timber picture windows, beams and doorframes that bring a sense of warmth throughout, and ageless pine floors.

It's just as easy to imagine cosying up in these rooms under the winter sun, with a contemporary timber kitchen ready to power hearty slow-cooker meals, three carpeted bedrooms and sunny living spaces that include a slow combustion wood fire to really reinforce staying indoors.

This year-round winner nails the family brief; make it yours on Mitchell.

### Features:

Tasmanian oak timber kitchen installed 2015 with stainless steel electric oven, gas cooktop, dishwasher and rangehood  
Reverse cycle split system A/C to main living area, three bedrooms and study plus slow combustion wood fire to lounge  
Secure carport and plenty of off-street parking for a boat and caravan, or up to five cars  
Powered garage plus shed  
Inground salt-water swimming pool with generous gazebo  
Picture perfect cottage gardens, large rear lawn and irrigation to front and rear  
10.4kW solar system installed 2017 with Tesla Powerwall and 14kW battery installed September 2020

### Lifestyle:

Just 1.6km to Seacliff Beach and 2km to Westfield Marion  
Mitchell Street Reserve down the street adds an extra play area to the rotation, plus you're a short drive to Glenthorne National Park for hikes and picnics alike  
A short drive to local hotspots including Seacliff Beach Hotel, Seacliff Bakery and Taco Libre  
Close to Seacombe Road for everyday shopping convenience at Foodland Seacliff Park plus plenty of takeaway options  
Zoned to Seaview Downs Primary and Seaview High, close to Stella Maris Parish School and just down the street from Seaview downs Kindergarten  
Moments to bus stops along Davenport Terrace

### Rates:

Council \$2276PA  
SA Water \$375PQ  
ES Levy \$180PA  
City of Marion  
Torrens Title  
1965