

31 Old Belair Road, Mitcham, SA, 5062

Smallacombe

House For Sale

Saturday, 10 August 2024

31 Old Belair Road, Mitcham, SA, 5062

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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**** OFFER ACCEPTED ~ OPEN CANCELLED UNDER VENDOR'S INSTRUCTIONS ~ APOLOGIES FOR ANY INCONVENIENCE ****

MAGNIFICENT MITCHAM, HOW COULD YOU WANT TO LIVE ANYWHERE ELSE?

This 1971 solidly built property has been designed to endure and offers a fabulous opportunity for a new owner to enter a tightly held blue ribbon suburb.

Held by the same family for more than fifty years, it's now ready for a new owner to make it their own, add value and enjoy.

The well laid out floorplan offers:

- * A wide and welcoming entrance
- * A north facing living room full of natural light through clever corner windows and flows through to the generous dining room. This room is kept warm in winter with gas heating
- * Dining room with large picture windows with a door to access the private back yard or entry from the carport. A functional galley kitchen completes this area
- * Three generously sized bedrooms positioned away from the main living areas offering ample space for comfort, relaxation and a growing family
- * Family bathroom conveniently located to the bedrooms
- * Easy access out to the generous level back yard via a good size laundry or through the dining room. A wisteria covered pergola offers a perfect place to relax and entertain and will be a picture in Spring

The property boasts a wide and level block, providing an excellent opportunity to renovate and extend, so much potential to create a landscaped entertainer's delight, with room for a pool, if desired. The back yard also adjoins a reserve offering a great outlook, fabulous birdlife and an extra space to utilise and enjoy.

Off-street parking is key to this opportunity, with space for at least 6 vehicles, with 2 under cover in the carport. The extra wide front yard allows for more than enough area to create a turning bay or dedicated space to reverse and drive forwards out of the property. This area is also ideal to create further parking bays for additional vehicles, boat, trailer or van.

What we love:

- * A rare blank canvas ideal for investor, renovator, young family or professionals looking for the fabulous lifestyle that Mitcham offers
- * Potential to re-build the home of your dreams (subject to necessary consents) or ample space to grow the footprint of the home on the generous 781sqm (approx.) block
- * Double carport parking with potential to add additional parking bays
- * Easy access to an array of excellent schools, including Scotch and Mercedes Colleges, Mitcham schools and zoned for Unley High
- * So close to shops, including Mitcham Square and Cinemas, beautiful reserves and Brown Hill Creek as well as a range of cafes, pubs and restaurants
- * Still retaining some of the 'retro flair including the light fittings and large picture windows which flood the home with light and sunshine
- * Two garden sheds for storage/workshop as well as established garden beds - for veggies and flowers
- * The tranquil outlook from the paved entertaining area will be the perfect place to relax with a drink in hand, watch the children play or enjoy the sun's warmth with a cuppa in the mornings.

This home really is all about opportunity and lifestyle!

Council: City of Mitcham

Council Rates: \$1908.70 per annum

SA Water: \$207.67 per quarter

ESL: \$115.05 per annum

Land Size: 781sqm (approx.)

Year Built: 1971

Zoning: Hills Neighbourhood