

**31 Winnall Street, Clapham, SA 5062**



**House For Sale**

Thursday, 16 November 2023

31 Winnall Street, Clapham, SA 5062

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 724 m2**

**Type: House**



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## Auction 2nd Dec @ 3.30pm

Discover a residence of grandeur, thoughtfully crafted for family living, and perfectly situated near the cosmopolitan allure of Mitcham Square. This exceptional home spans 347 sqm across two levels, offering versatile accommodation tailored to meet all your family's needs. Step into the timelessly elegant kitchen of this 2001 built Executive Home, where classic design meets modern functionality. Immerse yourself in a culinary haven boasting an abundance of cupboard space, adorned with timeless white appliances that seamlessly blend with the charm of this vintage abode, adjoining dining area making life easy when having family time. The kitchen's connection to the adjoining family/living area is facilitated by French glass sliding doors that open up to reveal a panorama of the tranquil, magical garden. Picture the seamless transition from indoor elegance to the alfresco entertainment area, where the allure of nature blends with the comforts of home. Boasting 5 generously proportioned bedrooms, 3 bathrooms, 2 ensuites, and an opulent master bedroom suite downstairs complemented walk-in robes/study, this home defines luxury living. An entertainer's delight, this custom-designed haven features ample space for your boat or caravan, ensuring your lifestyle is as boundless as your imagination. Experience free-flowing functionality within a spacious layout, embracing an unmatched lifestyle at the desirable address you've always dreamed of. Nestled on a generous 724 sqm allotment, there's ample space for your family to flourish and entertain. Crafted by Sterling Homes, this 5 bedroom, 3 bathroom masterpiece epitomises versatility and freedom, providing the perfect backdrop for your family's unique story. Unleash the potential of spacious family living, complemented by a truly accomplished master bedroom suite upstairs features his/hers walk-in robe, with luxe fresh ensuite. The ultimate parents retreat, multi-generational living opportunity, work-from-home suite, or simply more space to spread out its enviable from every angle, making this home the epitome of contemporary comfort. More to love:- Blackwood timber flooring extends its magic- Ducted Reverse Cycle throughout & Split System in family area- Entertainer's alfresco terrace pavilion pergola- 20 Solar Panels- Rainwater tank 4.500lt.- Single Garage with room to move- Tranquil landscaped gardens with manual watering system- Abundance of fruit trees - lemon, orange, pear, mandarin, apricot, fig, apple (Dwarf), pear (Dwarf) and almond.- Custom storage/joinery throughout- Garden Shed- Close proximity to Walford Anglican College, Scotch College & Mercedes College- A short drive from Mitcham Square shopping precinct- Close to the walking trails of Brown Hill Creek Specifications: CT / Volume 5085 Folio 946 Council / Mitcham Zoning / Residential Built / 2001 Land / 724m<sup>2</sup> Frontage / 15.85 Depth / 45.72 Council Rates / \$2,802.10pa Emergency Services Levy / \$152.40pa SA Water / \$262.24pa Estimated rental assessment: TBA Nearby Schools / Mitcham P.S, Clapham P.S, Belair P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College Purchasing this property as an investment? Talk with Kirsty Clark from our PM team to discuss our exclusive offer to landlords until the 31/12/23\*\* 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 advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015