

35 Grange Road, Lower Mitcham, SA, 5062

Tanner

House For Sale

Tuesday, 3 September 2024

35 Grange Road, Lower Mitcham, SA, 5062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Simon Bec Tanner

0402292725

Why compromise, when you can have it all...

Welcome to this captivating 1928 Bungalow, gracefully positioned on a sprawling 1,079m² corner allotment and with only two previous owners; this truly is a once in a lifetime opportunity. Offering a versatile layout, this home accommodates up to four bedrooms plus a study, two bathrooms, and multiple living areas, ensuring ample space for all your needs. The charming character features at the front of the house seamlessly blend with a contemporary open-plan kitchen, dining, and family room at the rear, which overlooks the enchanting back garden-a perfect setting with room for a pool should that be on your bucket list.

The backyard is a gardener's paradise, featuring a beautifully established garden with paved entertaining areas, raised garden beds, vibrant flowers, and even the perfect chook yard. This space is ideal for relaxation and entertaining. Practicality is not overlooked, with an oversized garage, a spacious workshop or studio, and additional secure off-street parking for another car or caravan, all easily accessible via the side street.

As you enter through the grand double doors, you'll be greeted by high, ornate ceilings, exquisite floorboards, and charming fireplaces, harmoniously combined with modern comforts such as ducted evaporative cooling, split systems, and solar panels. The open-plan kitchen, dining, and family room is a bright, airy space, enhanced by large picture windows with electric blinds that frame the beautiful garden view. The stylish jarrah kitchen features a double sink, gas cooktop, and a delightful corner window showcasing more of the lovely garden and northern morning light.

Convenience is at your doorstep, with prestigious schools, trendy backstreet cafes, and diverse public transport options nearby. A short walk will take you to vibrant shopping hubs like Mitcham Square and Pasadena Foodland, as well as local dog parks, tennis courts and sporting clubs. Situated in the coveted Unley High School zone, with Scotch College, Mercedes College, Walford, Concordia and Cabra all just a few minutes drive. Meanwhile Flinders University is just a 10-minute drive away and the Adelaide CBD a mere 15 minutes down the road; this home offers an exceptional blend of modern living and lifestyle opportunities. This is more than just a home; it's the opportunity you've been waiting for.

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725.

Specifications:

CT / 5741/372

Council / Mitcham

Zoning / SN

Built / 1928

Land / 1079m² (approx)

Frontage / 21.46m

Council Rates / \$3,161.95pa

Emergency Services Levy / \$157.80pa

SA Water / \$73.10pq

Estimated rental assessment / \$900 to \$950 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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