

# 3A Parkwood Grove, Mitchell Park, SA 5043

NOAKES  
NICKOLAS

## House For Sale

Sunday, 23 June 2024

3A Parkwood Grove, Mitchell Park, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 273 m2

Type: House



Michael Balawejder  
0881663989



Simon Noakes  
0402211543

**\$749K - \$799K**

Best Offers by Monday 8th of July at 1pm (Unless Sold Prior). Presenting a beautifully presented dwelling at 3A Parkwood Grove, Mitchell Park. Comprising of state-of-the-art amenities and subtle elegance, this contemporary home is an epitome of upscale living in an unbeatable location. Crafted in 2011, this neat and tidy property is perfect for families, first homebuyers, investors, and professionals alike. Cocooned in the heart of Mitchell Park, this home exudes modern charm and functionality. The ambience is further enhanced by the sleek tiles that span the length of the house, with the exception of the bedrooms which are adorned in plush carpet. The high 2.7m ceilings lend an airy feel while the modern kitchen, complete with a dishwasher, stainless appliances, gas cooktop, and a functional island, is a haven for the culinary enthusiast. Features of this exceptional residence include:- Four spacious bedrooms - A walk-in robe and ensuite added to the main bedroom- A single garage ensconced in the property- An energy-efficient 2kW - 10 panels, Fronius Inverter KW Solar System- Instant gas hot water- A sturdy Colorbond roof- A secure alarm system for enhanced safety- A 1000L rainwater tank plumbed to the toilet for water conservation- An irrigated rear garden, perfect for the green thumb- Quality construction by Dado Homes- A luxurious spa bath in the main bathroom- LED down-lights and feature LED pendant lights over the kitchen island- School zoning for Hamilton Secondary College and close proximity to Marion Primary School. In terms of location, the property sits at a 1-minute drive to Marion Westfield Shopping Centre, a 5-minute drive to Brighton Jetty Road and beach, and a 15-minute drive to both McLaren Vale wine region and Adelaide CBD. This modern home perfectly integrates convenience, comfort, and class in one enviable package. Seize this rare opportunity to acquire such a gem in the heart of Mitchell Park. Land Size: 273sqm Year Built: 2011 Title: Community Council: City of Marion Community Fees: \$202.46 PA Council Rates: \$1400 PASA Water: \$350 PQES Levy: \$135 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.