

49 The Grove, Lower Mitcham, SA 5062



House For Sale

Wednesday, 19 June 2024

49 The Grove, Lower Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 430 m2

Type: House



Brett Brook
0413664434



Blake Scholz
0431486662

Auction (USP)

Auction - Saturday 6th July 10:00am Welcome to low-maintenance living in the heart of Lower Mitcham! Tucked away on a tree-lined street in one of the most family-friendly neighbourhoods, this home presents the perfect opportunity. Situated between Belair and Goodwood Road, with an abundance of parks and cafes just steps away, this is an opportunity you won't want to miss! Inside, discover the master bedroom, a spacious retreat adorned with large French windows offering views of the front yard. The allure is further enhanced by the convenience of an ensuite and a walk-in wardrobe. Positioned towards the rear of the home for added privacy are bedrooms two and three. One bedroom features a built-in wardrobe, while the other boasts access to a charming courtyard. Continuing through unveiling the spacious, open-plan and light-filled living, kitchen, and dining area, you'll find sliding doors that open out to your private courtyard with convenient garage access. Modern floorboards enhance the space, adding warmth and comfort while reinforcing the contemporary aesthetic. The kitchen is equipped with quality appliances, ample bench space, and abundant storage, ensuring both style and functionality. Conveniently located near the bedrooms is the main bathroom, complete with a bathtub to unwind after long days at work. Adjacent to it, the laundry provides additional storage solutions and offers views of the beautiful backyard. Step outside to discover your expansive backyard, meticulously landscaped to perfection. This space is ideal for hosting gatherings with family and friends, allowing you to bring your backyard dreams to life. The lush flora and well-maintained garden beds not only enhance the beauty of the surroundings but also ensure easy upkeep, providing a stunning backdrop for outdoor activities and relaxation. Set on a generous land size, this residence boasts a coveted location near Mitcham Square and Pasadena Shopping Centre, along with proximity to excellent schools such as Clapham and Mitcham Primary, as well as convenient zoning for Unley High School. Nearby, you'll find an array of parks, amenities, and public transport options, making it an ideal lock-up-and-leave property. Whether you're downsizing, investing, or starting a small family, this home offers endless possibilities in a fabulous location. Opportunities like this are rare - don't miss out! More reasons to love this home: - Torrens title build - Generous land size of 430sqm (approx) - Landscaped, irrigated and meticulously maintained gardens - Gated entry to the property - Modern floating floorboards throughout - Master suite with a WIR and ensuite - Two additional spacious bedrooms, one with a BIR and one with a courtyard - Open-plan living, kitchen and dining area - Kitchen with quality appliances; Gas cooktop and oven (2022 stainless steel appliances), Bosch dishwasher and a pantry with extensive storage solutions - Two separate living spaces - Main bathroom with a bathtub - Private paved pergola space adjacent to the living room - Cottage style garden, hedging style trees, plants; ornamental pear, magnolia, Lilly pillly, a number of flowering plants, and a herb garden - Garage with an electric roller door for privacy and security - Ducted reverse cycle heating and cooling, wifi enabled - Zoned to elite schools - Within close proximity to a variety of cafes and restaurants - Nearby public transport commutes 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.