

6 Barkuna Avenue, Mitchell Park, SA 5043



House For Sale

Wednesday, 10 July 2024

6 Barkuna Avenue, Mitchell Park, SA 5043

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: House



Adam Rice
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Samuel Paton
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Auction (USP)

Welcome to 6 Barkuna Avenue, Mitchell Park - a charming and spacious family home that seamlessly blends comfort and convenience. Situated on a generous allotment, this property offers an array of features perfect for growing families or those who love to entertain. Step inside to find a welcoming entryway leading into a spacious living room adorned with elegant detailing, including a stunning ceiling rose, a built-in wall unit, and a sliding timber door that adds a touch of character. The home boasts three generously sized bedrooms, with built-in robes in two, providing ample storage for the entire family. An additional study or fourth bedroom offers flexibility for your needs. The heart of the home is the recently renovated modern kitchen and dining area, featuring sleek cabinetry, quality stainless steel appliances, a gas cooktop, and an electric wall oven. This area flows seamlessly into the expansive outdoor entertainment area, which is perfect for hosting gatherings or enjoying a quiet evening meal. The property also includes a newly renovated bathroom with contemporary fixtures and a double vanity, along with a separate toilet for added convenience. The separate laundry offers ample storage and easy outdoor access. For those who love to tinker or need extra storage, the property includes a substantial garage with an attached large workshop featuring three-phase power and a pit leading into a storage cellar and rumpus room, perfect for hobbyists or storing wine collections. The additional shed provides further storage solutions. Outside, the large undercover verandah and enclosed outdoor living areas provide excellent spots for alfresco dining, while the low-maintenance gardens, including established fruit trees, ensure you have more time to relax and enjoy your surroundings. Rainwater tanks add to the property's sustainability features. Additional features of this home include a 12-panel, 5kW solar system, gas hot water, refrigerated reverse cycle air conditioning in five rooms, an alarm system, and roller shutters on all windows, ensuring your comfort and security. Located in the highly sought-after suburb of Mitchell Park, this home is ideally positioned close to a range of amenities. Enjoy the convenience of being near Westfield Marion for all your shopping needs, Flinders University, Flinders Hospital, and public transport options. The pristine beaches of Brighton are just 6 km away, perfect for weekend outings. Families will appreciate the proximity to quality schools, including Marion Primary School, Westminster School, and Sacred Heart College, ensuring your children receive an excellent education. Don't miss the opportunity to make 6 Barkuna Avenue your new family home. With its blend of spacious living, modern amenities, and prime location, this property is sure to impress.

What we Love:

- Spacious family home on a generous allotment
- Elegant living room with ceiling rose, built-in wall unit, and sliding timber door
- Renovated modern kitchen with sleek cabinetry, gas cooktop, and electric wall oven
- Three bedrooms with built-in robes in two
- Additional study or fourth bedroom
- Newly renovated bathroom with double vanity
- Separate laundry with ample storage
- Expansive outdoor entertainment area
- Substantial garage with attached large workshop featuring three-phase power and pit leading into storage cellar and rumpus room
- Additional shed for extra storage
- Large undercover verandah and enclosed outdoor living areas
- Low-maintenance gardens with established fruit trees
- Rainwater tanks
- 12-panel, 5kW solar system
- Gas hot water
- Refrigerated reverse cycle air conditioning in five rooms
- Alarm system
- Roller shutters on all windows
- Six car spaces
- Close to Westfield Marion, Flinders University, and Flinders Hospital
- Proximity to public transport
- Just 6 km to Brighton Beach
- Near quality schools including Marion Primary School, Westminster School, and Sacred Heart College

Auction: Saturday the 27th of July at 3.00pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.