

6 Butler Avenue, Lower Mitcham, SA 5062



House For Sale

Wednesday, 3 July 2024

6 Butler Avenue, Lower Mitcham, SA 5062

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 433 m2

Type: House



Alistair Loudon
0481361617



James Robertson
0421882997

\$1.15m

Auction Sat, 20th Jul - 10am (usp) Bigger than first impressions let on, this bright and airy home is a breath of fresh air for young families, professionals and downsizers alike in search of a comfy, uncompromising home with up to four bedrooms and the option to work from where you live. A central, north-facing courtyard gives life and light to the retreat that could be a fourth bedroom or theatre room if it isn't an inviting office in this free-flowing home with a lock-up garage and ensuited main bedroom to start. Saving its best for last, the expansive open-plan rear draws you to its sublime kitchen and flows effortlessly through stackable doors to a patio that deflects the summer sun and winter rain with a retractable overhead awning. A short drive from Scotch and Mercedes Colleges, Mitcham Square and cinema, Pasadena Green, not to mention just 15 minutes from the CBD, this one fills the calendar and has those formative years all mapped out. Search. Over. • Ideally placed on the high side of its tree-lined street • Flexible layout with up to four bedrooms • Lock-up garage with remote entry and internal access • Stylish engineered timber floors and neutral colour scheme • Kitchen includes stone benchtops, double dishwasher, oversized gas cooktop and breakfast bar • Ducted temperature control • Storage includes walk-in robe to ensuited main bedroom • Large separate laundry • Instant gas hot water • Beautifully presented easy-care gardens • Walking distance from public transport • Just 15 minutes from the metro coast CT Reference - 5936/621 Council - Mitcham Council Rates - TBASA Water Rates - TBA Emergency Services Levy - TBA Land Size - 433m² approx. Year Built - 2004 Total Build area - 155m² approx All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275 403