

63 Princes Road, Kingswood, SA, 5062

Tanner

House For Sale

Tuesday, 24 September 2024

63 Princes Road, Kingswood, SA, 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House



Simon Bec Tanner

0402292725

The Ultimate Character Filled North Facing Lock and Leave Villa

This lovely character villa set on the ultimate low maintenance allotment of 560m² in the prestigious suburb of Kingswood is now on the market for its next discerning owner. With soaring pressed metal and ornate ceilings, French doors and fireplaces; the character features warm the heart and soul.

Offering two bedrooms, a generous separate lounge and also a light filled, north facing, updated kitchen and dining room; whether you're downsizing or starting out, the possibilities of this gorgeous villa along with it's ideal location make it you're perfect next home and property investment.

Outside, the established gardens offer tranquillity, with a generous north facing backyard that includes alfresco entertaining area, single garage and an established garden oasis.

The renovated kitchen boasts stone benchtops, gas cooktop and oven and with the updated bathroom and laundry you can move in with the only choice being whether you walk to The Ed or The TA, for dinner. The villa is equipped with split systems in both the master bedroom and lounge, ensuring comfort year-round, as well the beautiful art deco gas fireplace in the lounge.

Other things we think you'll really love include:

- ☑the recently installed new roof and gas hot water system
- ☑being only a 1-minute walk to the bus stop and 5 minutes to the train
- ☑under 5 minute walk to Mitcham Square
- ☑strolling through the backstreets of Torrens Park
- ☑dinner at Stamps and Coffee at One Fine Day
- ☑being under 7km's to the CBD

Kingswood is perfectly positioned within walking distance of Mitcham Shopping Centre, esteemed schools including Scotch College, Mercedes College, Unley High, and Mitcham Primary enhance the appeal of this ideal location. Public transport options, boutique cafes, and renowned restaurants are all conveniently nearby, promising a lifestyle of convenience and leisure.

Commutes to the CBD are effortless, taking just 10-15 minutes, while close proximity to Adelaide and Flinders Hospitals underscores the area's practicality. For leisurely pursuits, residents can enjoy morning jogs or bike rides along picturesque Brown Hill Creek, or serene evening strolls through tree-lined streets dotted with quaint footbridges.

For those seeking a blend of lifestyle, location, security, and comfort, 63 Princes Road, Torrens Park, offers an unparalleled opportunity not to be missed. Discover the essence of modern living in one of Adelaide's most sought-after neighbourhoods.

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 / 5392/236

Council / Mitcham

Zoning / SN

Built / 1910

Land / 560m² (approx)

Frontage / 9.75m

Council Rates / \$2,207.60pa

Emergency Services Levy / \$189pa

SA Water / \$227.88pq

Estimated rental assessment: \$550 - \$600 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Mitcham P.S, Clapham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College

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