

6c Evans Avenue, Mitcham, SA 5062



House For Sale

Thursday, 11 April 2024

6c Evans Avenue, Mitcham, SA 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 990 m2

Type: House



Rosalind Neale

\$2.1m - \$2.3m

Architecturally custom built in 1996, situated in an elevated position within a private Court amongst immaculate gardens of 990m² (approx.) this property is a unique find with the highest quality of timbers used throughout the home including Western Red Cedar, Oregon, Nyatoh and Silver Ash. Upon entrance to the wide hallway, you are met with leadlight surrounds. Bay windows invite in the natural light to show off the array of timber textures and William Morris wallpaper within the formal lounge and formal dining rooms connected by bi-fold doors, ornate timber fireplaces bring warmth to these rooms in cooler months and ducted air-conditioned for warmer temperatures. Opulent sized master bedroom with views to the rear garden, timber flooring and ceilings, feature walls and leadlight window, built-in robes complete this exquisite room. Second bedroom also with views to the rear garden has timber floors and ceiling with built-in bookcase, currently used as a study. The design of the home has many options available to change the floorplan to suit 3 or 4 bedrooms. The large tiled bathroom with underfloor heating, feature timber ceiling, separate shower and full sized bath and double timber vanity with mirror illuminated with lights. Spacious laundry with second toilet and vanity area. Solid timber kitchen of the highest quality with St George oven, gas cooktop, Fisher & Paykel double dishwasher, dual sink with filter tap and large walk-in pantry adjoining the casual living / dining room with exposed timber trusses and bay window filtering in the natural light. Undercroft garage / workshop for four vehicles with extra storage and cellar underneath the home. This exquisite home is perfect for a couple and can also be modified to accommodate extra bedrooms for children and is within close proximity to Scotch and Mercedes Colleges and easy walking distance to Mitcham Square Shopping Village. Please note : 2nd floorplan is suggested option to convert home to four bedrooms. Key features include:-

- Architecturally custom built home 1996
- Highest quality timbers used throughout
- Master suite with built-in wardrobe
- Formal living & formal dining areas
- Ornate timber fireplaces
- Solid timber kitchen with quality appliances
- Casual living & dining area with bay window
- Undercroft garage /workshop for 4 vehicles
- Solar panels
- Immaculate gardens of 990m²
- Home is 378m² (approx) versatile floor plan with 3 huge living areas & 1.5 bathrooms

Specifications : CT / Volume 5195 Folio 215 Council / Mitcham Zoning / Hills Neighbourhood Built / 1994 Internal / 378 m² (approx.) Land / 990 m² (approx.) Council Rates / \$972.00 pq (approx.) SA Water / \$335.15 pq (approx.) (supply & sewer) ES Levy / \$307.00 pa (approx.)