

**21A Minkie Avenue, Mitchell Park, SA 5043**



**Townhouse For Sale**

Wednesday, 10 July 2024

21A Minkie Avenue, Mitchell Park, SA 5043

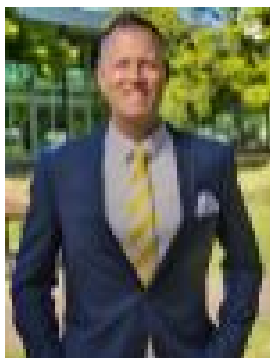
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 231 m2**

**Type: Townhouse**



Simon Kent  
0488441848



Davis Pickering  
0870700595

## - Auction On-Site - Saturday July 27th @ 10AM

Presenting 21A Minkie Avenue, indulge in contemporary living & bask in the urban lifestyle. Established in the highly sought after suburb of Mitchell Park. Discover the strong mix of comfort, style and easy care living over two levels. This fabulous 3 bedroom Torrens Title home offers low maintenance, lifestyle living. Take advantage of this wonderful offering to simply move in and enjoy the benefits of living between the city and beach or reap the rental returns through savvy investment..You will be impressed by the spacious layout having a convenient central kitchen overlooking the open plan dining area leading onto the stunning lounge room with glass sliding doors that open onto the outdoor area. Fitted with three spacious bedrooms, primary bedroom with ensuite, and walk in-robe close by to the joint family bathroom makes busy modern living on the go easier!Central to many well known amenities and community centres such as the popular Westfield Marion shopping centre home to over 300 retailers and eateries, Jetty Road Glenelg precinct boasting over 350 unique clothing, cafe dining & homeware stores. Less than 8kms away from Glenelg Beach perfect for those who enjoy getting out and active, while only 11kms from the Adelaide CBD!It's all here ready and waiting for you to discover...Key Features:- Light filled primary bedroom with outlook views complete with walk-in robe and ensuite- Bedroom 2 & 3 of good size with Bedroom three finished with mirrored built-in robes- Gourmet kitchen with solid bench-tops, and island bench, sleek splashback with contemporary design cabinetry, gas cooktop, rangehood, electric oven and dishwasher- Open plan dining and casual living area- Modern main bathroom with family bath, separate rain shower, semi-frameless shower screen, finished with vanity and quality fixtures- Spacious living that seamlessly connects- Ducted reverse cycle heating & cooling- Large laundry area with storage- LED downlights and neutral colour tones throughoutOther Features:- Floating main floor with carpet to bedrooms- Single auto garage with internal entrance- NBN ready- Alarm system- Instant Gas Hot Water service- Contemporary window treatments- Powder room for guests- Low maintenance front and rear gardensIt's all about the location! Ideally positioned close to premier schools, public transport and local shops, reserves, recreational facilities and only 11kms to the Adelaide CBD & less than 8kms to Glenelg Beach...Enjoy the fabulous lifestyle on offer or ready to go investment...Welcome to 21A Minkie Avenue, Mitchell Park!Specifications:Council: City of MarionCouncil Rates: \$1,629.10 (approx.) per annumBuilt: 2014SA Water Rates: \$178.12 (approx.) per quarterES Levy: \$142.65 (approx.) per annumRental Potential: \$620 - \$650 per week (approx.)Speak to Walkden & Co Property Management about managing this property!\*\*Auction: Saturday 27th July 2024 at 10:00AM (USP)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 assist you in your value research.The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.On behalf of Walkden & Co we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice.For further information contact Simon Kent on 0488 441 848 or Davis Pickering on 0435 743 388Walkden & Co @walkdenandco