

**3/48 Hill Street, Mitcham, SA 5062**



**Unit For Sale**

Wednesday, 10 July 2024

3/48 Hill Street, Mitcham, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 191 m2**

**Type: Unit**



**Matt Giblin**

0424937376

## Best Offer by 23/7 USP

Best Offer by 23 July 5pm Unless Sold Prior This delightful unit or homette is in a well maintained group of three, set back from the street in a private and peaceful position. Ideal for down-sizers, first home buyers and investors this ideally located unit is available to move into or rent out. The floorplan offers an open plan kitchen and meals space, large separate lounge, 2 good sized bedrooms, separate laundry, secure garage and well fenced low maintenance private yard. Features • 2 bedrooms • Built in cupboard in bedroom 1 • Large kitchen with plenty of bench space and storage • Floorboards throughout • Ducted heating and cooling throughout • Large Character Bay windows • Large bathroom with bath and shower • Separate toilet • Separate laundry • Sliding door access to secure rear courtyard • Garage with roller door Easy access to The Ed Hotel, The TA Hotel, Mitcham Village and Aldi. Schooling options are close by - Scotch College, Mercedes College, Mitcham Primary, Clapham Primary, Urbrae School and Unley High School. Council / City of Mitcham Built / 1989 Land / 191 m<sup>2</sup> ESL / \$135 pa Council Rates / \$1317 pa Strata / \$500 pq All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.