

**1/33 Kitchener Street, Netherby, SA, 5062**

**Tanner**

**Apartment For Sale**

Friday, 15 November 2024

1/33 Kitchener Street, Netherby, SA, 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Unrivalled easy-care convenience from a premier Netherby address

With a front row seat to everything that defines Netherby's leafy lifestyle, 1/33 Kitchener Avenue is sure to tick all the boxes in record time.

Pride of place in a quiet, beautifully maintained group, a timeless red brick frontage radiates street appeal, while lush gardens ensure botanical outlook from every angle. Picture windows and a crisp contemporary colour palette amplify natural light over a floorplan defined by impressive scale, expansive living area offering abundant space to spread out and set up exactly as you like.

That calibre continues across to a sit-in kitchen, timber-look benchtops uniting stainless steel appliances and full-length pantry to provide a home hub ready for any recipe. Two expansive bedrooms are each complete with built-in robes, while a high-end family bathroom layers floor-to-ceiling tiles, luxe bathtub, rainfall shower, and wide wall-hung vanity to host rush hour with style.

Soaking up unlimited sunrays from north-west orientation, a low maintenance courtyard is your new epicentre for everything from a quick morning coffee alfresco to celebrations with your nearest and dearest, delivering a private outdoor retreat without adding to the chore list.

Walking distance to The Ed or Torrens Arms for downtime in the beer garden, with Mitcham Square Shopping Centre moments away for the grocery run or a latest release movie. Effortless proximity to Mitcham Primary School and both Unley and Urrbrae High Schools ensures you'll never miss the first bell, while Scotch, Mercedes and a plethora of private schooling options are also on hand.

First home, secure investment, effortless next step every option looks equally enviable.

Currently rented out until mid-June 2025 for \$455 per week.

More to love:

- ☑ Prime placement at the front of a quiet group
- ☑ Secure foyer entry
- ☑ Allocated carport
- ☑ Split system air-conditioning to living
- ☑ Ceiling fans
- ☑ Separate laundry with extensive storage
- ☑ Separate WC with vanity
- ☑ Garden shed
- ☑ Tiled floors, with carpets to hallway and bedrooms

Specifications:

CT / 5045/557

Council / Mitcham

Zoning / SN

Built / 1965

Council Rates / \$1,047pa

Strata Rates / \$105.60pq

Strata Manager / Whittles

Emergency Services Levy / \$112.95pa

SA Water / \$165.55pq

Estimated rental assessment: \$500 - \$550 p/w ( Written rental assessment can be provided upon request)

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

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