

2/34 Hill St, Mitcham, SA, 5062

Smallacombe

Apartment For Sale

Tuesday, 26 November 2024

2/34 Hill St, Mitcham, SA, 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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FABULOUS UNIT IN A SMALL GROUP IN HIGHLY SOUGHT-AFTER MITCHAM

Discover one of only three units in a small, quiet, and well-kept group, perfectly positioned in the heart of Mitcham. This solid brick home unit is fresh, light-filled, and offers an unbeatable combination of comfort and convenience.

The open-plan living area features a spacious lounge, dining, and updated kitchen with warm polished timber floors throughout. The kitchen provides great storage and generous bench space for meal preparation.

There are two generously sized bedrooms, both carpeted for comfort. The main bedroom includes floor to ceiling built-in robes.

The neat and practical bathroom includes a separate bathtub and shower, while a separate laundry adds convenience and functionality to daily living.

The private rear courtyard offers a secure and peaceful outdoor space, ideal for relaxing or entertaining. A lock-up garden shed, exclusively for your use and conveniently positioned near the undercover carport, provides extra storage for tools and belongings.

Additional highlights include:

- * Split system air conditioning in the living area
- * Undercover parking for your vehicle
- * Private rear courtyard garden, ideal for relaxing and entertaining
- * Freshly painted throughout, ready to move in with potential to add your own personal touches

Enjoy the convenience of walking to public transport, Mitcham Square Shopping Centre, cinemas, local parks, and popular eateries such as Stamps and The Ed Hotel.

This home offers a rare opportunity to live in one of Adelaide's most desirable, tightly held suburbs. Such easy access to the city, public transport and excellent schools, including Mitcham Primary, Mitcham Girls High, Unley High School, Scotch College, and Mercedes College, parks, cafes, hotels and restaurants. Close to Mitcham Square shops and cinemas.

This property offers an exceptional lifestyle or fantastic investment opportunity.

Council: City of Mitcham

Council Rates: \$1,398.75 per annum

SA Water: \$165.55 per quarter

ESL: \$118.75 per annum

Strata Rates: \$778.73 per quarter + Sinking Fund \$116.55 per quarter

Year Built: 1974

Zoning: Suburban Neighbourhood

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