

**23 McFarlane Avenue, Mitchell Park, SA, 5043**

**House For Sale**

Thursday, 28 November 2024

23 McFarlane Avenue, Mitchell Park, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Declan Robertson

## Charming Family Home with Endless Potential

PRICE STATEMENT : \$740,000 - \$780,000

Positioned on a generous 599sqm allotment in a quiet, family-friendly pocket of Mitchell Park, this three-bedroom home presents an exciting opportunity for first-home buyers, investors, or renovators. With a versatile layout, ample outdoor space, and abundant potential, this property is perfect for those looking to secure a foothold in one of Adelaide's most convenient and evolving suburbs.

The interior of the home is thoughtfully designed to suit a variety of lifestyles. It features three well-sized bedrooms, all serviced by a central bathroom, with the added convenience of a separate powder room. The practical floor plan provides a spacious living area that offers room for relaxation, while the adjoining dining space connects seamlessly to the functional kitchen. With ample bench space and storage, the kitchen is perfectly positioned to cater to everyday meals or entertaining guests with ease.

Step outside to discover a truly versatile and expansive outdoor area. The large covered verandah is ideal for hosting gatherings, enjoying alfresco dining, or simply unwinding in the fresh air. A dedicated BBQ area adds to the entertainment appeal, while two generously sized workshops offer endless possibilities for hobbies, storage, or home projects. The oversized carport, secured by heavy gates, provides ample space for multiple vehicles, a boat, or a trailer, ensuring all your parking and storage needs are well met. A roller door is located inside one of the workshops, offering additional functionality for storage or projects.

Mitchell Park is a suburb that truly ticks all the boxes. Ideally located just 12km from the Adelaide CBD, it offers excellent transport links via nearby train stations and major bus routes. Families will appreciate the proximity to quality schools such as Marion Primary and Hamilton Secondary College, while Westfield Marion, Flinders University, and Flinders Medical Centre are just minutes away. With leafy parks, walking trails, and the convenience of local shops and cafes, Mitchell Park provides a lifestyle that balances comfort, connectivity, and community.

Features you'll love:

- Generous 599sqm allotment in a quiet, family-friendly street.
- Three spacious bedrooms with a central bathroom and powder room.
- Expansive outdoor area with a covered verandah and BBQ space.
- Two large workshops, perfect for storage or hobbies.
- Secure carport with space for multiple vehicles, boat, or trailer.

This is your chance to secure a home with great potential in a highly sought-after location. To find out more or arrange a private viewing, contact Declan Robertson of Harcourts Packham today.

Disclaimer: The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice.