

**33 Merchant Avenue, Mitchell Park, SA 5043**

**House For Sale**

Thursday, 9 January 2025



33 Merchant Avenue, Mitchell Park, SA 5043

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 457 m2**

**Type: House**



Ian Jesse

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## Contact Agent

A family home offering a perfect combination of comfort, practicality, and location, making it ideal for modern family living. With four bedrooms, two bathrooms, and generous open-plan spaces, this property has plenty of room for all. Ducted Reverse Cycle Air Conditioning throughout ensures year-round comfort. The bay-windowed main bedroom, complete with a walk-in robe and ensuite, is thoughtfully positioned at the front of the home, creating a private retreat. The remaining three bedrooms are tucked away at the rear of the house and serviced by a well-appointed bathroom, separate toilet, and a central guest vanity. A practical laundry is also located at the rear for added convenience. Currently set as a formal lounge, one of the living spaces offers the flexibility to be transformed into a theatre room, perfect for adapting to a modern lifestyle. The heart of the home is the open-plan large kitchen, casual dining and family room. The kitchen features a gas cooktop, dishwasher, and plenty of bench and cupboard space. The adjoining family room, complete with an additional split-system air-conditioning, provides a welcoming space for everyday living and entertaining. There's ample room for a large dining table, making it perfect for both casual meals and formal gatherings. Step outside to a generously sized, well-maintained backyard with a lock-up shed, ideal for storage or hobbies. The double remote-operated garage with internal access ensures convenience and security. Additional features include: Open plan living, Ducted Reverse Cycle Air Conditioning, 4 bedrooms, 2 bathrooms. Main bedroom features an ensuite and walk-in robe. Built-in robes to 2 bedrooms. 1.5 kW solar panel system for energy efficiency. Split-system air-conditioning in the family room. Flexible living spaces, including a potential theatre room. Once you step inside, it's clear this home is designed with family living in mind. With its unbeatable location, this property is not to be missed. Situated close to Flinders University and Medical Centre, Marion Shopping Centre, Marion Primary, Hamilton High, and Westminster Schools, convenience is at your doorstep. Just minutes away from the new and innovative Tonsley precinct and a short walk to Mitchell Railway Station. Contact Ian today to secure! Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Refined Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 217949