

**8/39 Thirza Avenue, Mitchell Park, SA 5043**



**Unit For Sale**

Tuesday, 7 January 2025

8/39 Thirza Avenue, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## **Best Offer By 28/01 at 12pm (USP)**

Best Offer By 28th of January at 12pm (USP) Situated in a quiet, well maintained group, this well-kept three-bedroom home offers refined, low-maintenance living with unmatched flexibility to adapt to your lifestyle needs. The property exudes warmth and comfort, making it an ideal choice for buyers seeking a home in one of South Australia's most desirable locations. Comprising of an open plan kitchen, living and dining area, three generous sized bedrooms and an expansive outdoor entertaining area. First home buyers, young families, and active retirees will be immediately drawn to the opportunity that presents itself from the comfort of this Mitchell Park address.

**Key Features:**

- Light filled open plan kitchen living and dining area
- Modern kitchen with quality stainless steel appliances, gas cooktop & oven, large island bench top and ample storage
- Master bedroom with built in robe and ensuite with shower, double vanity and toilet
- Two additional bedrooms – both include built in robes
- Central family bathroom with bath, shower, vanity and toilet
- Laundry with direct external access
- Large undercover entertaining area perfect to entertain friends and family year round
- Secure garage with automatic roller door and direct internal access
- Additional allocated off street parking
- Ducted air conditioning throughout

Set in a fantastic location between the city and the sea, you'll be sure to enjoy the convenience of having great local shops, cafes & public transport just minutes away, and immediate access to local amenities that include Mitchell Park Oval, Quick Road Reserve, Marion Hotel and Westfield Marion. This is a convenient, family friendly location that offers everything, just a short drive away from pristine beaches, with valuable access Flinders University Tonsley Campus, and reputable schools such as Clovelly Park Primary, Marion Primary, Sacred Heart College Champagnat Campus, Hamilton High, all within close proximity.

**Specifications:** Year Built / 2007 Council / Marion Council Rates / \$376 PQ Community Rates / \$366 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. RLA 254416