



CLAPHAM 1/134 Springbank Road (access off Dunkirk Ave)

\$490,000 - \$535,000 - SOLD

SO MUCH MORE THAN MEETS THE EYE

3 Bed | 1 Bath | 2 Car

Property Web ID: 14035148739

More like a small house than a maisonette and just the right land size to give you plenty of options. Although this character stone fronted home has a Springbank Road address, it is set well off the road and is accessed via Dunkirk Avenue.

Private and secure and with loads of natural light, this makes a great home for those looking to enter the market, invest or purchase an easy-care property. Securely set behind a high fence, entry is through the private north facing courtyard.

Comprising;

- * Very spacious north facing living and dining room with warm polished floorboards, fireplace with gas heater and large picture windows which capture the winter sun and flood the room with natural light
- * Updated kitchen featuring great storage, a servery, gas cook top, dishwasher and opening onto the entertaining deck
- * 3 bedrooms ~ beds one and two are both double in size and the master bedroom has built in robes and dual privacy blinds
- * Renovated bathroom and concealed European laundry
- * Private outdoor spaces offering great entertaining options including a deck plus a huge paved undercover area ~ perfect for guests all year round
- * Generous size yard with fruit trees providing plenty of scope for improvements if desired

Other features to love include;

- * One of only 2
- * Dual parking with roller doors (one auto into the garage), providing plenty of off-street parking for additional vehicles
- * Garden shed and veggie patch
- * Year-round comfort with gas heater and ducted reverse cycle air conditioning
- * Warm polished floorboards and high ceilings
- * Light and fresh
- * Two outside areas to enjoy including the north facing courtyard at the front as well as large entertaining areas in the back yard



Ideal now, but also has potential to add value with your own touches.

Currently tenanted at \$390 per week until 4th Aug 2020.

Perfectly located to a number of excellent amenities including Mitcham Square shops and cinemas, local parks, schools and cafes including Eire Cafe. Excellent transport options, including both train and bus. Easy access to both the city or the Hills.

Self-managed Strata ~ just shared insurance.

A perfect first home, ideal investment or downsize, and an affordable entry into this up and coming suburb.

Council: City of Mitcham

Council Rates: \$1,136.55 per annum

SA Water: \$167.42 per quarter

ESL: \$114.35 per annum

Strata Rates: Shared insurance only

Land Size: 535sqm (approx)

Year Built: 1952

Zoning: Residential (CP)PA8



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