



NETHERBY 18 Smith-Dorrien Street

\$1.22M - \$1.27M - SOLD

*****UNDER CONTRACT*****

4 Bed | 2 Bath | 3 Car

Property Web ID: 14035208651

THOROUGHLY MODERN BLENDED WITH EXQUISITE ART DECO CHARM WILL CAPTIVATE!

Offering an outstanding combination of sophistication and design integrity this delightful 1940 residence boasts abundant 'olde worlde' character flowing seamlessly to a stylish, contemporary extension. Providing flexibility and abundant space for family living, the floorplan, natural light and beautiful art deco features combine with modern chic elements to create a lifestyle interior 'par excellence'.

Set on a large, manageable, fully landscaped allotment of some 891sqm (approx) close to quality schools, colleges and walking distance to the Mitcham Square Shopping and Cinema complex.

Yesteryear character is deferred to in the formal entrance, bedrooms and lounge, and through clever integration of the extension. There is excellent separation in the floorplan for a variety of entertaining styles and family living arrangements. The bedrooms are large, the bathrooms superb, and the living areas spacious, light and relaxing.

The property abuts and has gate access to the Mitcham Junior School oval, which massively extends the family play area and provides a beautiful park ambience in the rear garden.

Whether you're cooking up a storm in the 'chefs kitchen', entertaining in style on the expansive north facing deck or curling up with a book in the formal lounge room, the home shouts lifestyle with every well conceived feature.

This home is an absolute winner, for those looking for a comfortable family lifestyle in this most desirable and tightly held residential precinct.

What makes this property special?

- * High ceilings throughout
- * Beautiful etched glass leadlight windows
- * Polished timber floorboards & picture rails



- * Period ornate plaster ceilings
- * Exquisite crystal glass chandeliers & drop lights
- * Beautifully designed extension ~ with attractive burnished concrete floors
- * Beautiful 'chefs kitchen' with wide island bar
- * Butler's pantry has cavity sliding door for additional room
- * Kitchen is 2pac gloss with Ceasarstone benches and soft close drawers
- * Velux roof window/skylight in the kitchen which is double glazed
- * Enormous laundry with oodles of cupboard space
- * Main bathroom tiles are Italian porcelain, and the wall hung vanity unit is 2pac with Ceasarstone top
- * Gas log heater is rated to heat an area more than double the size of the room it is in
- * Anodized aluminium doors/stacker doors with oversize height 2.4metres (end doors have retractable flyscreens)
- * Ducted reverse cycle air conditioning
- * LED lighting throughout the extension, each light fitting is only 10watts including floodlight to rear garden
- * R6 insulation batts to ceilings for improved energy efficiency
- * Acoustic/thermal insulation to all walls
- * Solar panels ~ 24 panels approximately 6.3kw
- * Merbau decking to rear patio area/yard
- * Certified Sir Walter buffalo turf with underground soaker irrigation to rear garden (front lawn same turf with pop up sprinklers)
- * Shed (5.9m x 6.4m) has concrete floor and electricity connected

Council: City of Mitcham

Council Rates: \$2,446.20 per annum

SA Water: \$280.67 per quarter

ESL: \$187.05 per annum

Land Size: 891sqm (approx)

Year Built: 1940

Zoning: Residential (Central Plains) Policy Area 9.



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