



## KINGSWOOD 32 Balham Avenue

**\$1.285M - SOLD**

**BEAUTIFUL CHARACTER FAMILY HOME ~ GREAT POSITION!**

4 Bed | 2 Bath | 3 Car

**Property Web ID:** 14035208720

~ Auction: Saturday 14th Dec at 12 noon ~

Poised graciously on a generous allotment of some 929 square metres (approx.), a lovely symmetrical sandstone fronted villa circa 1910 in Kingswood's most sought after avenue, has been extended to accommodate the needs of a large family with exquisite character and modernity tastefully combined.

With ducted airconditioning throughout, this elegant north-facing residence is set comfortably into the mature landscaped gardens which boast an inviting swimming pool with sandstone paved surrounds and a large modern studio/gym at the rear. The impressively scaled and well-maintained interior offers charm and character in abundance and provides 4 bedrooms (master with updated ensuite), formal and informal living/dining, updated kitchen and family entertaining rooms with full length windows framing a spectacular view of the landscaped rear yard and pool area (with glass barrier).

'Hats off' to the current owner who wisely preserved the original period features including some of the most decorative leadlight, polished floors, cove cornices, timber fretwork and original fireplaces.

Situated in tightly held Kingswood, the home is conveniently located close to public transport and quality private and public schools such as Mercedes, Scotch and Seymour Colleges, Unley High School, Highgate Primary, Mitcham Primary (Zoned), St Josephs Primary, Mitcham Girls High and Urrbrae Agricultural High.

Just 15 minutes to the CBD, 3 minutes from Mitcham Shopping and Theatre precinct, with Duthy Street cafes and bakeries a walk away, the lifestyle benefits of this wonderful location are abundant.

From the moment you step onto the tessellated tile front verandah until you make your way through this lovely period home and out into the beautifully landscaped rear garden we're sure you'll conclude this one will meet all of your family's needs.

Council: City of Mitcham



Council Rates: \$4,133.00 per annum  
SA Water: \$410.00 per quarter  
ESL: \$284.05 per annum  
Land Size: 929sqm (approx)  
Year Built: 1910  
Zoning: Residential (CP) PA15 – Historic (Conservation)

**Auction:**

Saturday 14 December, 12:00 PM



**Bruce Farrow**

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