



TORRENS PARK 2A Ford Avenue

\$790,000 - \$840,000 - SOLD

TASTEFUL MODERN BLENDED WITH EXQUISITE PERIOD CHARM WILL CAPTIVATE!

3 Bed | 2 Bath | 4 Car

Property Web ID: 14035208820

Providing an outstanding combination of period character and thoughtful design, a delightful two storey sandstone fronted (Circa 1996) residence boasts abundant 'olde worlde' character flowing seamlessly alongside stylish, contemporary features.

With plenty of space for family living, the floorplan, natural light and beautiful proportion, creates a comfortable and visually appealing ambience.

Set on a modest, manageable, fully landscaped allotment, the home is superbly positioned with quality private and public schools nearby, a short drive to the Mitcham Square Shopping Centre and Cinema complex and only 20 minutes to the CBD.

Character is deferred to throughout with high ceilings and cove cornices giving a gracious air, and the floorplan works so well. Built to a high standard with an abundance of superior inclusions, a most captivating residence, with heaps of personality.

What we love about this home;

- * Captivating appeal outside and in
- * Natural light and space
- * 2 bathrooms and 3 toilets
- * Balcony access and views from all bedrooms through French doors
- * Beautiful bay window in the formal lounge
- * Double garage with direct access inside
- * Tasteful down lighting throughout the home
- * Lovely 'cottage garden' with mature trees
- * Solid Blackwood kitchen with plenty of cupboard space and gas cooktop
- * Ducted air conditioning and gas heating



- * Ceiling storage over the garage with retractable ladder access
- * 2 minute walk to Scotch College

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **

Council: City of Mitcham
Council Rates: \$2,420.70 per annum
SA Water: \$271.38 per quarter
ESL: \$187.10 per annum
Land Size: 457sqm (approx)
Year Built: 1996
Zoning: Residential (CP) PA8



Bruce Farrow

Mobile: 0411 873 807
Email: bruce@smallacombe.com.au
Smallacombe Real Estate Mitcham - RLA 1520