

## Urrbrae, 45/5 Mount Barker Road

Park Environment, Quiet Location and Close To Top Adelaide Schools

The lush and prestigious country club estate of Mira Monte, nestled inside Urrbrae and just 10 minutes from the CBD, has, until very recently, been overlooked as prices continue to soar all around the surrounding and deservedly desirable Eastern suburbs.

Close to Linden Park Primary School, Seymour College, Mercedes College and Glenunga International High School, now a new wave of purchasers have identified this anomaly as a sensational and value added place to call home and are scrambling to get their hands on one of the immaculate properties inside the beautifully maintained prestigious estate.

The feeling of living within a park with lofty trees, manicured lawns and established gardens makes for a perfect walking environment and similar to country clubs elsewhere, it offers an abundance of exclusive facilities for savvy owners.

3 2 1

**For Sale**  
(\$1,000,000 - \$1,100,000)

**View**  
[ljhooker.com.au/618UFDJ](http://ljhooker.com.au/618UFDJ)

**Contact**  
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Impressive amenities that are maintained as part of the community include a county club lodge, swimming pool, squash court, half tennis court, barbeque area and alfresco entertaining areas. Lawns are mowed fortnightly, gardens are maintained and leaves are blown away regularly at no cost to owners.

Residents can hold cocktail parties, formal dinners or a party to celebrate a special occasion within the lodge as it includes a professional caterer's kitchen, a bar and two entertaining rooms.

There is also a billiard room with a full-sized pool table. Only four properties have been offered for sale in the past 12 months within the estate.

If you are looking for a single level home with three generous bedrooms, a large living area and a private back garden and lawn, then you should visit this property quickly.

Appealing to a variety of buyers, this immaculate 164 sqm open plan home has a versatile floorplan that includes a fabulous open plan living/family room overlooking an alfresco entertaining area and a rear garden and lawn.

The large main bedroom has plantation shutters, a walk in dressing room and an ensuite bathroom that was renovated last year.

The second bedroom is currently used as a guest bedroom. It has direct access to the family bathroom that was also renovated last year.

The third bedroom is currently used as a study and is positioned opposite the main bathroom.

The stunning kitchen features granite benchtops, a Siemens steam and microwave combi oven, hotplates and coffee maker.

The living area is bathed in sunshine all year round - a lovely place to enjoy the lush environment just beyond the large picture back window. A crisp palette of white with black highlights has been used throughout to complement a contemporary, mid-century modern or period style of decor.

The rear area includes a paved alfresco dining area and a lawn bordered by flower gardens.

The remotely controlled garage is large enough to accommodate a wall of cupboards at the rear and has direct access to the laundry.

Other features include solar on the roof to reduce energy bills, reverse cycle air conditioning throughout, automatic watering system for the front and rear lawns and gardens.

Hidden behind a high stone wall with a gated entrance, Mira Monte was established 40 years ago and was built to exacting standards.

Ensuring that no two house in the entire estate are the same, the developers incorporated



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heritage masonry techniques to ensure the appeal of each individual home. The houses are all constructed of double brick throughout - a rare find nowadays.

A team of landscape gardeners maintains the park streetscape that has matured into a very special space. Annual strata fees also cover paving, street lighting, entertaining areas including the swimming pool, spa and tennis court, painting,

Close to Burnside Village, Mitcham Shopping Centre and the Frewville Foodland complex and within a short distance of a variety of excellent schools and colleges including Seymour College, Mercedes and Glen Osmond Primary school, if you haven't visited Mira Monte or you haven't put it into your real estate search map before, take a look and prepare to be impressed.

Strata Fees include a huge number of benefits including:

- Twice monthly lawn mowing
- Maintenance of many outside areas including streetscape trees & collection of fallen leaves
- Roads cleaned, swept & blown daily keeping the grounds always looking immaculate
- Maintenance of all street lamps, post boxes, street kerbs etc
- Outdoor house painting & maintenance on a 4-5 year rotation, this includes windows, doors & pergolas with a choice of paint colours.
- Full electric front security gates with secure key fob entry
- Private use of "Lodge" facilities for family get togethers which has a full size catering kitchen & seating for 50
- Full sized pool table for use by residents at any time
- Heated Swimming Pool & Spa for residents use
- Tennis & Squash Courts for residents use
- Active "Social Committee" organising first Friday drinks once a month, seasonal gatherings, book club & Yoga
- Building insurance for each individual property with Contents insurance for "original" fixtures & fittings in the home
- Yearly tree surveying for larger trees
- Managers on site & available 24/7 handling many varied maintenance jobs & duties seven days a week meaning that maintenance issues are dealt with promptly
- Regular gutter cleaning by Estate Managers
- Fences & Gates maintained
- Handyman services
- On site managers take care of all pool cleaning, lodge, recreation areas etc
- In case of emergencies there is always someone available to respond as needed (\$1,000,000 - \$1,100,000)

CT: Volume 5010 Folio 343

Council: City of Mitcham

Council Rates: \$1,655.70 per annum (approx)

Water Rates: \$190.56 per quarter (approx)

Strata Levy plus Sinking Levy: \$2,522.00 per quarter (approx)

Year Built: 1988 (approx)

To register your interest or to make an offer, scan the code below:



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<https://prop.ps//RwwLYDiYFYWD>

(Please copy and paste the link into your browser)

## More About this Property

Property ID	618UFDJ
Property Type	House
House Size	195 m2
Including	Ensuite Outdoor Entertaining

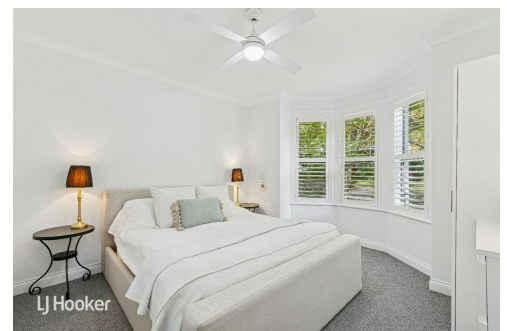
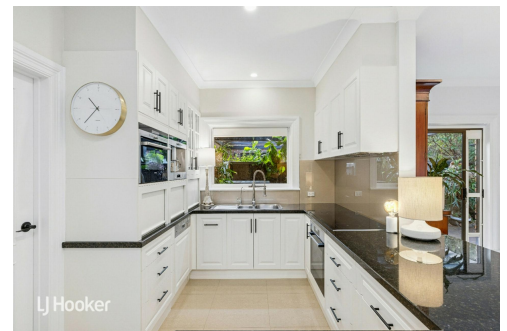
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**