



59/5 Mt Barker Road, Urrbrae

Low Maintenance, Freestanding Home and No Stairs Anywhere!

Park Environment and Near Top Schools!
What an Enviable Location!

If you are looking for a single level home with three generous bedrooms (main with huge ensuite), two large living areas and a private back garden, look no further!
This gorgeous home sits within the lush and beautifully maintained prestigious estate of Mira Monte, nestled inside beautiful Urrbrae and just 10 minutes from the CBD.

Close to Burnside Village, Frewville Foodland complex and within a short distance of a variety of excellent schools and colleges including Seymour College, Mercedes, Highgate and Glen Osmond Primary and Unley High School, it includes a host of amenities plus the secure neighbourhood setting provides peace of mind.

Recently repainted throughout and offering a north facing living room with views over a canopy of majestic park trees, it's a case of move in, unpack your bags and enjoy the lifestyle.

The feeling of living within a park with lofty trees, manicured lawns

3 2 3

FOR SALE
Contact Agent

VIEW
Sun 15th Nov @ 11:00AM - 11:45AM

AGENTS
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Interested parties must rely solely on their own enquiries.

and established gardens makes for a perfect walking environment and similar to country clubs interstate and overseas, impressive amenities that are maintained by management include a county club lodge, swimming pool, squash court, half tennis court, barbeque area and alfresco entertaining areas.

Lawns are mowed fortnightly and street leaves are blown away regularly as part of body corporate fees. Resident gardeners work daily to look after the streetscape and gardens.

Owners 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.

Appealing to a variety of buyers, this immaculate open plan home has a versatile floorplan that includes an entrance foyer that leads into a lounge, dining and living area on one side and a row of bedrooms on the other.

A neutral palette of colours has been used throughout to complement contemporary, mid-century modern or period style of décor. The entire house was repainted tnternally this year in Dulux Natural White.

The main bedroom suite at the rear of the home includes a huge white tiled gleaming ensuite bathroom, a wall of wardrobes and a wall of windows overlooking the alfresco entertaining area and rear garden. It would be relatively simple to change the windows into doors so you can walk directly outside and enjoy the natural environment.

The open plan kitchen and living area include sliding doors that open onto the brick paved alfresco courtyard and rear lawn and garden. Facing north, this space is bathed in sunshine - a lovely place to enjoy the lush environment just beyond the large picture back windows. The all-white kitchen has Caesarstone benchtops, gas hotplates and timber flooring throughout except in wet areas.

The second and third bedroom each have a wall of wardrobes and are served by a light filled family bathroom. A separate laundry has direct access to the side service area.

While designed as a low maintenance garden overlooking the canopy of trees below, there is enough space to put your own stamp on the garden. It could easily be transformed into a lush herb and produce garden, a sea of succulents or a more formal rose or flower garden with hedging plants.

Other features include a 10 kw solar system on the roof and a 50 KW battery to significantly reduce energy bills.

The garage has a tiled floor and is deep enough to accommodate a workshop area at the rear. The current owners used the space as a separate home office.

The home includes reverse cycle air conditioning throughout, an automatic watering system for the front and rear lawns and gardens and an instantaneous gas hot water service.

Hidden behind a high stone wall with a gated entrance, Mira Monte was built to exacting standards.

Ensuring that no two house in the estate are the same, the developers incorporated heritage masonry techniques to ensure the appeal of each individual home. The stained glass window in the entrance foyer of this house is an example of the attention to detail.

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Large sandstone blocks were specially quarried and hand-masoned to fit perfectly into feature stone walls and the houses were all constructed of double brick throughout - a rare find nowadays.

A team of landscape gardeners designed the park streetscape that has matured into a very special space.

If you haven't put MiraMonte, Urrbrae into your real estate search before, now's the time to see what your future could look like.

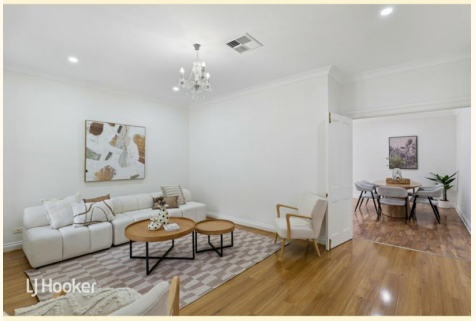
Certificate of Title: Volume 5010 Folio 357
Council: City of Mitcham
Council Rates $1,987.30 per annum (approx.)
Strata Fees $1,674.00 per quarter (approx.)
SA Water $228.84 per quarter (approx.)
Sinking Levy $694.45 per quarter (approx.)
Year Built 1988 (approx.)

To make an offer copy and paste the below link into your browser:
https://buy.realtair.com/properties/317172

RLA 275279

MORE DETAILS

Property ID	61VSFDJ
Property Type	House
House Size	196 m2
Including	Ensuite
	Study
	Courtyard
	Dishwasher
	Built-in-Robes
	Secure Parking











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196m²	138m²	11m²	20m²	27m²
TOTAL	Living	Porch	Garage	Outdoor Ent.

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.

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