



Urrbrae, 60/5 Mount Barker Road

So Well Priced! This One Won't Hang Around! Twice The Value - Half The Price - A Great Opportunity Either Way!

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.

Now, a new generation of young families has identified this anomaly as a sensational place to call home and are scrambling to get their hands on one of the 72 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.

Impressive amenities that are maintained as part of the community include a county club



For Sale
\$850,000-\$935,000

View
ljhooker.com.au/60Z6FDJ

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lodge, swimming pool, squash court, half tennis court, barbeque area and alfresco entertaining areas.

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.

This week one of the largest single level homes - with three generous bedrooms, two living areas and a separate dining room, has come onto the market and is likely to attract a lot of interest with a north facing rear garden view to die for over a canopy of majestic park trees.

Appealing to a variety of buyers, this immaculate 222 sqm open plan home has a versatile floorplan that includes an entrance foyer that leads into a lounge and dining area on one side and a row of bedrooms on the other.

The second bedroom has direct access to the family bathroom and the main bedroom, at the rear of the home overlooking the garden and treescape has a large ensuite bathroom that includes a bath and separate shower. Both bathrooms were completely renovated less than 10 years ago and feature stunning porcelain tiles and frameless shower screen.

There is an attractive atrium in the middle of the home that brings additional light into the open plan kitchen/living/dining room.

The stunning kitchen, designed by Jag was part of a renovation about 10 years ago and features upmarket appliances and Caesarstone benchtops.

Facing north, this space and that of 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 neutral palette of colours has been used throughout to complement a contemporary, mid-century modern or period style of décor.

The rear area includes a gazebo, a paved alfresco dining area, a lawn bordered by flower gardens and a useful garden shed.

The remotely controlled garage is large enough to accommodate a wall of cupboards and has direct access to the laundry which also has direct access outside to a side service area.

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 and a gas hot water service and hotplates.

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 heritage masonry techniques to ensure the appeal of each individual home.



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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.

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.

\$850,000 - \$935,000

CT: Volume 5010 Folio 358

Council: City of Mitcham

Council Rates: \$1669.85 per annum (approx)

Water Rates: \$195.23 per quarter (approx)

Strata Levy: \$1,999 per quarter (approx)

Year Built: 1988 (approx)

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

<https://prop.ps//llnon6qmWmdl>

(Please copy and paste the link into your browser)

More About this Property

Property ID	60Z6FDJ
Property Type	House
House Size	222 m ²
Including	Toilets (2)

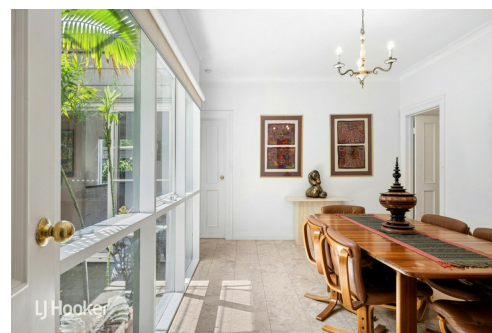
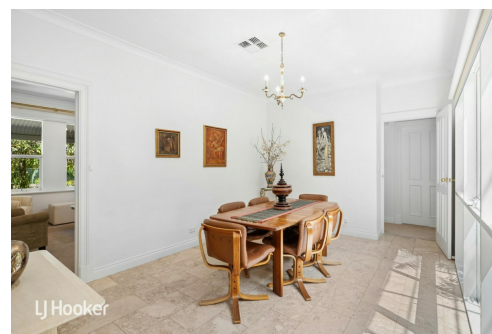
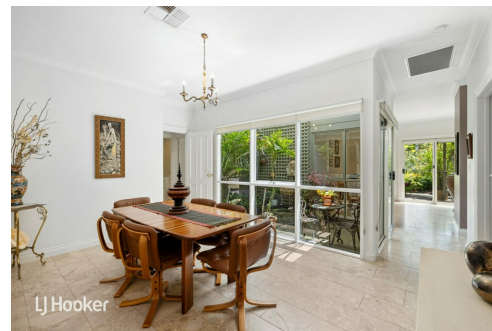
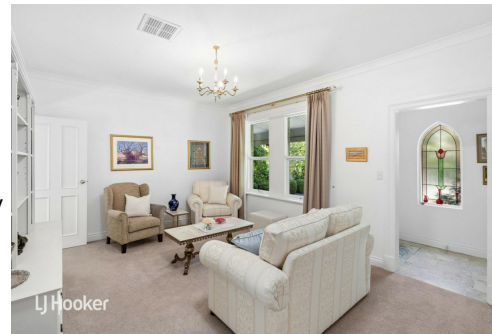
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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