

**1/8 Montrose Avenue, Netherby, SA 5062**



**Sold Unit**

Thursday, 12 October 2023

**1/8 Montrose Avenue, Netherby, SA 5062**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



James Robertson  
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Nic Pernini  
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**\$710,000**

Auction Sat, 4th Nov - 10am (usp) With two double bedrooms, a bay-windowed lounge room spanning almost 30sqm, private north-facing rear courtyard, a carport, lock-up garage and prime street-facing position in a quaint group, this is far from just another unit, just so close to the likes of Mitcham Square, top-notch schools and the CBD. Beaming with natural light, this impeccably presented haven features polished timber floors, a white and bright colour scheme, super-functional kitchen and room to spread your wings in ducted-controlled comfort. That prime front position makes this 'pick of the bunch' look and feel like a standalone home rather than just another pokey unit with little privacy. The perfect launching pad to a breezy lifestyle with public transport, Brown Hill Creek's hiking trails, Waite Oval and more on its leisure-centric radar. Features we love...- Beautifully presented inside and out - Solid double brick construction - High ceilings and timber floors - Two large bedrooms, each with built-in robes - Ducted air-conditioning - Large kitchen with plenty of cupboard and bench space - Separate laundry - Private, secure rear courtyard - The only unit with a carport and lock-up garage - Walking distance from public transport - Moments from Unley High School and Mercedes and Scotch Colleges - 10 minutes from the CBD CT Reference - 5052/609 Council - City of Mitcham Council Rates - \$1,313.90 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$127.10 pa Admin Fund - \$425.00 pq Sinking Fund - \$75.00 pq Year Built - 1973 Total Build area - 147m<sup>2</sup> approx. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513