

**36/5 Mount Barker Road, Urrbrae, SA 5064**



**Sold House**

Friday, 3 November 2023

36/5 Mount Barker Road, Urrbrae, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 219 m2**

**Type: House**



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**\$765,000**

Offers Close Tue, 28th Nov - 2pm (usp) You've probably passed 'Mira Monte'; a leafy, gated community etched into Adelaide's serene south eastern foothills. But chances are you never knew this magical enclave even existed, making this three-bedroom townhouse even more special than it already is, near Adelaide's most esteemed colleges. Enveloped by lush plane trees and the hillside at its rear, this dual level home - with a bevy of living zones and a Mediterranean style entertainer's courtyard on its lower level alone - feels like two worlds away from the very CBD you can reach in under 10 minutes. Whether it's the gourmet stone-topped kitchen, high ceilings, gorgeous plantation shutters, sleekly updated bathrooms, ducted temperature control or the bay windowed and ensuite master bedroom that wakes up in the treetops; comfort, style and serenity reside harmoniously here, all wrapped up in a community that will happily bring your bins in when you go on holiday. With a communal pool, squash court, half tennis court and dining area, Mira Monte is made for leisure, just moments from Burnside Village, a range of supermarkets, cafes and much more. The secret is out. Features we love... - Impeccably presented with neutral colour scheme and quality fittings throughout - Flexible floorplan with three bedrooms, 2.5 bathrooms and three living zones - Super-functional kitchen with stone benchtops and Smeg appliances, including integrated dishwasher, dual ovens and induction cooktop - Freshly updated main bathroom with full-height tiling, stone-topped vanity and frameless walk-in shower - Spacious alfresco pavilion for year round entertaining - Lock-up carport and additional off-street parking - Nestled securely in a gated community with intercom/electronic entry - Local traffic only makes Mira Monte safe and quiet all year round - Moments from Seymour, Scotch and Mercedes Colleges

CT Reference - 5010/334 Council - City of Mitcham Council Rates - \$1,418.15 pa SA Water Rates - \$169.37 pq Emergency Services Levy - \$143.70 pa Admin Fund - \$1,642.76 pq Sinking Fund - \$347.22 pq Year Built - 1988 Total Build area - 219m<sup>2</sup> approx.

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