

**45/5 Mount Barker Road, Urrbrae, SA 5064**

**Tanner**

**House For Sale**

Thursday, 29 February 2024

45/5 Mount Barker Road, Urrbrae, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Simon Bec Tanner  
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Adam Timms  
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**\$800,000 - \$880,000**

Nestled within the prestigious Mira Monte Estate, 45/5 Mount Barker Road in Urrbrae beckons with an air of anticipation as you pass through its security gates. Just a brief 10-minute drive from Adelaide's CBD, this exclusive gated community offers a retreat from the hustle and bustle, cocooned by the serene embrace of native flora and fauna. Indulge in the luxury amenities Mira Monte has to offer, including a picturesque pool, inviting spa, lodge with catering facilities, and a host of recreational options such as a synthetic half-court tennis court and squash facilities. Embrace leisurely afternoons in the expansive billiard room, where relaxation meets sophistication. Number 45 set on 205m<sup>2</sup> of lush gardens, epitomizes lifestyle at its finest—a harmonious blend of community and nature, offering a premier choice for unparalleled standard of living in Adelaide. It's a decision that affirms your commitment to providing yourself and loved ones with the utmost in comfort and quality of life. But Mira Monte isn't just about lavish living—it's also about proximity to excellent education options. Enjoy the convenience of being zoned for Highgate Primary and Unley High School, surrounded by esteemed educational institutions like Urrbrae Agricultural, Seymour, Scotch and Mercedes College and Concordia College. Plus, with Mount Osmond Golf Club, Mitcham, and Burnside Villages just a stone's throw away, every day presents new opportunities for recreation and relaxation. The home itself boasts three-bedroom, two-bathroom, ducted reverse cycle heating and cooling, solar panels, a garage, and off-street parking for two additional cars. You'll love the updated open-plan kitchen and enjoy the tranquillity of a private backyard adorned with a native garden oasis, with the Adelaide hills as the perfect backdrop. The master bedroom offers ample space with a bay window, walk-in robe, and ensuite with a separate bath. The open-plan kitchen and family room enjoy lovely garden views and sliding door access to the paved entertaining area. With stone benchtops, a double sink, Siemens coffee machine, dishwasher, induction cooktop, soft-close cabinets, downlights, and a glass splashback; there's nothing to do but move and enjoy all this wonderful and home and estate has to offer. 45/5 Mount Barker Rd is more than just a home—it's a sanctuary where luxury meets convenience, and where every moment is infused with the promise of a life well-lived. It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you: 0402 292 725. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 5010-343 Council | City of Mitcham Zoning | Z5707 - Suburban Neighbourhood (SN) Built | 1988 Council Rates | \$1,418.15 p.a. ES Levy | \$55.80 p.a. S.A. Water | \$74.20 p.q. Sewer | \$95.17 p.q. Title | Strata (managed by Strata Data) Admin \$1,642.76 p.q. | Sinking \$347.22 p.q.