

**5 Pages Road, Mitcham, SA 5062**

**HARRIS**

**Sold House**

Wednesday, 6 September 2023

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**Bedrooms: 5**

**Bathrooms: 2**

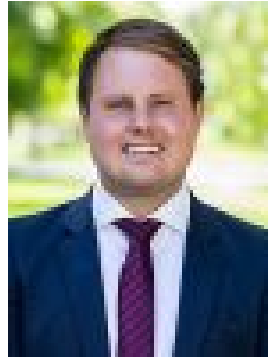
**Parkings: 2**

**Area: 1687 m2**

**Type: House**



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## Contact agent

Here's a home set to impress the most discerning of buyers. Set privately back from the street down a tree lined drive in this elevated, picturesque Mitcham street, this beautifully modernised late 80's double brick home offers an expansive family address over 1678m<sup>2</sup> of lush gardens and even more luxurious living. Arriving at the top of the drive, an impressive two storey façade punctuated by huge glass windows only hints at the epic - approx. 405m<sup>2</sup> of total living, including four to five bedrooms, numerous living indoor and outdoor living spaces, and a dedicated home office. Enter the dual height entry onto sandstone floors that carry through the living spaces and follow the hall to find a large bedroom or rumpus room. Fitted with a kitchenette, cabinetry, a W/C and adjacent patio, it's an ideal teenage retreat or guest quarters. Next door you'll find an astronomical wine cellar, extensively racked and climate controlled to shape a cellar worthy of the most celebrated collection. Upstairs to the primary living space, your eye is immediately drawn to the lofty windows that frame leafy views. The open plan living ties together a welcoming family room under coffered ceilings, geared towards that winter warming Thoreau feature wood fireplace, and with an adjacent casual meals wrapped in glass ideal for weekend breakfast. Over timber floors, the formal dining space and second lounge area run the length of glass bifold doors ready and waiting for warmer weather so that you can maximise your entertaining space and treat your guests and family to dining experiences among the treetops. Powering it all, a large modern kitchen ties together a stone and glass-topped island bar, a practical stainless steel sink area, a gas cooktop and Miele oven, a large pantry and an abundance of cabinetry. From the kitchen, flow out onto the balcony to take advantage of that northerly orientation for afternoon drinks overlooking the garden and garden sculpture. From the laundry, the kids can follow a second deck out to the garden. And what a garden it is! Surrounded by established trees and complete with a cubby house and a generous lawn, they'll love all the private space to play. Down a wide hall, pass a sumptuous study overlooking the open plan living to find the large main bathroom and the sleeping quarters. To your left, three bedrooms enjoy floor-to-ceiling windows, quality window fittings and stylish built-in robes. To your right, the jaw-dropping master is wrapped in more windows, setting the tone for an escapist adult's only retreat. Enjoy a large walk-in robe and a fully tiled ensuite complete with a large double vanity and step-up bath. Decadent yet practical, this brilliant family home is ready to play the backdrop for a memorable next decade or more in the beautiful streets of Mitcham. In this fabulous family location surrounded by nature you're within walking distance of a plethora of natural pleasures, from Brown Hill hike and Brownhill Creek Recreation Park to Mitcham Reserve, Randell Park, the historic Carrick Hill, and the leafy streets of Springfield. More features to love: - ☑ Reverse cycle ducted A/C and underfloor heating throughout plus wood burner and gas burner - ☑ Large double garage with panel lift door and plenty of further off-street parking - ☑ Tons of storage throughout - ☑ Secure alarm system in place - ☑ Gas hot water system - ☑ Irrigated front and rear gardens - ☑ Walking distance to Mercedes and Scotch Colleges, zoned to Unley High School, close to Urrbrae Agricultural High and Mitcham Primary and within the catchment area for Mitcham Village Kindergarten - ☑ Easy access to public transport along Old Belair Road - ☑ Just over 5km to the Adelaide CBD Specifications: CT / 6259/633 Council / Mitcham Zoning / Hills Neighbourhood Built / 1988 Land / 1687m<sup>2</sup> Frontage / 6.14m Estimated rental assessment: \$1100 - \$1200 p/w (Written rental assessment can be provided upon request) Nearby Schools / Clapham P.S, Mitcham P.S, Edwardstown P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S, Urrbrae Agricultural H.S Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409