

# 7/22A Cross Road, Myrtle Bank, SA 5064

## Sold Unit

Friday, 20 October 2023

7/22A Cross Road, Myrtle Bank, SA 5064

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$625,000**

Tucked away in the heart of Myrtle Bank, 7/22a Cross Road is a hidden gem that offers a tranquil retreat from the hustle and bustle of city life. This charming property is privately set approximately 100 metres back from the road, ensuring peace and privacy for its residents. Lovely gardens throughout the group, creating a serene and inviting atmosphere. Inside invites you through the large open plan living and dining room, where modern neutral tones create a warm and welcoming space. Zoned to highly sought-after Glenunga International High School and Glen Osmond Primary School. Updated kitchen, equipped with a dishwasher, gas cooktop, walk-in pantry, and underbench oven. The bathroom, also recently updated, features a full suite including a shower, bath, and vanity with ample storage. A separate laundry room provides easy access to the spacious rear garden, a perfect spot to unwind and enjoy the great outdoors. The property boasts two bedrooms, both with built-in robes, offering plenty of storage space. Picture windows throughout the home allow for an abundance of natural light, enhancing the overall sense of space. Comfort in all seasons with reverse cycle air conditioning. Private rear access ensures convenience and security. The property also includes undercover parking, a valuable feature for those seeking a secure space for their vehicle. In summary, 7/22a Cross Road, Myrtle Bank offers:- A private and tranquil setting, set well back from the road- Beautiful gardens and a fully paved entrance- Large open plan living and dining room with modern neutral tones- Near-new kitchen with dishwasher, gas cooktop, walk-in pantry, and underbench oven- Updated bathroom with shower, bath, and vanity with storage- Separate laundry with easy access to the rear yard- Two bedrooms with built-in robes- Delightful picture windows - Spacious rear garden- Private rear access- Reverse cycle air conditioning- Undercover parking- Separately located storage cupboard This property is a true sanctuary, offering a blend of comfort, style, and functionality. It's a place where you can truly relax, unwind, and feel at home. Don't miss the opportunity to make this your new haven. Local Council: Unley Council rates: \$989.15pa approx. Year built: 1978 SA Water rates: \$153.70 p.q. approx. Strata rates: \$471.15pq + \$203.85pq Sinking fund