

# 28/5 Mount Barker Road, Urrbrae, SA 5064



## Townhouse For Sale

Sunday, 23 June 2024

28/5 Mount Barker Road, Urrbrae, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 223 m2**

**Type: Townhouse**



Jason Irwin

**\$999 - \$1.049m**

As the security gate slowly opens to the Mira Monte Estate, there's just an air of expectation that overwhelms and excites the senses. Mira Monte is one of Adelaide's most exclusive gated communities located just 10 minutes to the CBD. As you drive through the tree lined plane tree canopy to number 28, you instantly feel the stresses of the outside world just melt away and the chorus of the native flora & fauna taking over. As you enter one of the estates largest properties, you quickly find yourself immersed in the quality and options on offer with this Federation inspired masterpiece. On the eastern wing there's a great connection between the first 2 living spaces and the outdoor entertaining precinct. Located front and centre to all of these zones, is the gorgeous central timber kitchen with plenty of bench space & stainless steel Bosch dishwasher. The location of this beautiful kitchen ensures that no one misses out on the fun when guests are over. Upstairs the property offers 3 good sized bedrooms, with the master having its own private balcony, beautiful ensuite & WIR...Bedrooms 2 & 3 also have great proportions, with bedroom 2 having BIR'SO. Other features of this property include ducted reverse cycle air conditioning throughout, Rinnai gas heating, one of the largest rear gardens bordered by large hedging, gorgeous colourful gardens, plenty of grass area great for kids and car parking for 3 vehicles. This incredible estate also offers a number of great facilities including a beautiful pool, spa, a lodge with kitchen facilities for entertaining, Synthetic half court tennis court, squash court facilities and large billiard room. Mira Monte also gets top marks for being close to great schools including Urrbrae Agricultural school, Mercedes College, Seymour College & Unley High just to name a few. Number 28 is a triumph in how life should be lived today, a life where community and nature collide to produce one of Adelaide's most iconic & premium lifestyle choices....A choice you can now make, to give your family the life they deserve!!

The Stat's that matter: The City of Mitcham Council Rates are \$1532.00 per annum SA Water supply is \$74.20 per 1/4 Sewer Rates are \$102.80 per 1/4 Strata Fees are \$1642.77 per 1/4 Strata Sinking Fund is \$347.23 per 1/4