

**3/91 Myrtle Street, Prospect, SA, 5082**

**Townhouse For Sale**

Wednesday, 14 August 2024

3/91 Myrtle Street, Prospect, SA, 5082

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Picture Perfect, Opportunity Knocks with this One.

Welcome to this stunning 2-bedroom townhouse, built in 2016 and conveniently located close to the city. This property offers a perfect blend of modern design and practical living spaces. Positioned in the highly sought-after suburb of Prospect, this well-maintained two-bedroom townhouse is a real estate gem that beckons with promise and potential. This residence is a perfect blend of comfort and convenience. Its spacious interiors are complemented by ample natural light, adding to the feeling of warmth and openness that flows throughout the home.

Both bedrooms are generously sized with large windows that allow plenty of natural light, creating a bright and airy atmosphere. There are two full bathrooms with modern fixtures and finishes for your convenience. There is also a third room that is perfect for a home office or study area.

Kept in immaculate condition, inside and out, and loved and cared for since its inception, this easy-care allotment offers a crisp interior boasting neutral tones and floods of natural light, while also being equipped with exceptional modern inclusions such as ducted reverse cycle air conditioning and electric lock-up carport.

Outside, a low-maintenance and fully paved courtyard ensures you can spend more time enjoying the fresh air and less time on upkeep. A large court yard up stairs creates the perfect spot for enjoying summer nights with family and friends.

The townhouse also includes designated off-street parking, ensuring convenience and security. There are 2 entrances to the property and both have remote control gates.

With its energy-efficient design and move-in ready condition, this property is suitable for first-time buyers, small families, or investors looking for a low-maintenance home in a sought-after location.

- Bottom bedroom has a 2 way bathroom
- living has a balcony
- Open plan living
- Modern kitchen with stainless steel appliances & storage space
- Low maintenance courtyard
- Ducted air conditioning throughout
- 2 bedrooms with generous built in robes
- rear access single car garage
- 2.7 Metre ceilings
- Square cut cornieces
- Zoned for Prospect Primary Adelaide and Botanic High Schools.

With tree-lined streets and well maintained oval and park next door and local four cafes within several minutes walk. Prospect offers a picturesque setting for a great lifestyle. A thriving main street lined with cafes, restaurants, and boutique shops adds to the suburb's charm and creates a vibrant atmosphere. Additionally, the property is well-served by public transportation accessible by bus routes on Churchill Road or a 5-minute walk to the train station, making it easy for residents to commute to the city or explore other parts of Adelaide. Overall, Prospect encapsulates the perfect balance between urban convenience and suburban tranquility, making it an ideal place to live for individuals and families alike. Don't miss the chance to own this stylish townhouse. Contact us today to arrange a viewing and make it yours!

All inquiries welcome.

\*Disclaimer - we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry

out their own investigations.