



## NETHERBY 73 Hill Street

PRICE GUIDE \$890,000 - **SOLD**

### SPACIOUS FAMILY HOME CLOSE TO ALL FACILITIES

4 Bed | 2 Bath | 4 Car

Property Web ID: 14035208622

~ Auction: Saturday 6th of April at 11.30am ~

A beautifully conceived and laid out contemporary residence sited on a generous fully landscaped corner allotment providing dual street access, double garaging & double carport. Signature features throughout promise comfortable and stylish living. The floorplan provides excellent separation of formal and informal - living and sleeping, allowing modern family needs to be accommodated comfortably.

Generous room sizes, large picture windows and an abundance of natural light give the home a spacious airy feel. The impressive floorplan is both practical and desirable, combining contemporary spaces and complemented by a northerly rear aspect. The kitchen & family room overlook a large paved outdoor pergola area allowing indoor/outdoor entertaining on a grand scale.

This truly delightful property, thoughtfully designed and exuding space and quality, has all the right family credentials.

Things we love about this home;

- \* Beautiful inside and out
- \* Generous room sizes throughout
- \* Beautiful parquet flooring
- \* Blends old world features with modernity
- \* Abundant natural light and picture windows
- \* Security system and shutters
- \* Ducted reverse cycle air conditioning
- \* Genuine indoor outdoor entertainer
- \* Automatic watering system throughout the entire garden
- \* Hard surface space for a caravan or boat
- \* Mitcham Village a short drive or walk away



- \* 16 minutes to the CBD
- \* Unley High, Scotch and Mercedes nearby

Council: City of Mitcham  
Council Rates: \$2,853.90 per annum  
SA Water: \$315.04 per quarter  
ESL: \$553.30 per annum  
Strata Rates: \$ per quarter  
Land Size: 721sqm (approx)  
Year Built: 1999  
Zoning: Residential (Central Plains) Policy Area 8.

**Auction:**

Saturday 6 April, 11:30 AM



**Bruce Farrow**

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