



## 44A Birdwood Street, Mitcham

 3  2  2

**\$840,000 - \$860,000**

**'SPACIOUS, STYLISH AND SECURE'**

**Web ID:** 14603110914

**John Colley**  
0418 816 621



FOR SALE BY EXPRESSIONS OF INTEREST CLOSING 17TH APRIL AT 4.00PM (UNLESS SOLD BEFOREHAND)

Brilliantly located, this superb torrens title courtyard home offers a luxurious low maintenance lifestyle. Comprising three bedrooms - all with built-in robes - master with ensuite, living room adjoining internal courtyard, family bathroom and open plan kitchen/living/dining area, opening to the delightful elevated terrace. Close to excellent schools, the Edinburgh Hotel and Mitcham Square precinct, this very well appointed home comes highly recommended.

Features:

- Ducted reverse cycle air conditioning
- Security system
- Irrigation system
- Parquetry flooring to all living areas
- Garage with auto door and direct house access
- Rain water tanks
- Garden shed

Title Reference: Volume 5964 Folio 429  
 Zoning: Residential - Central Plains - Policy Area 8  
 Council: Corporation of the City of Mitcham  
 Council Rates: \$2,475.35 per annum  
 SA Water Rates: \$1,132.52 per annum plus usage  
 Emergency Services Levy: \$138.40 per annum  
 Land Size: Approximately 488 sqm