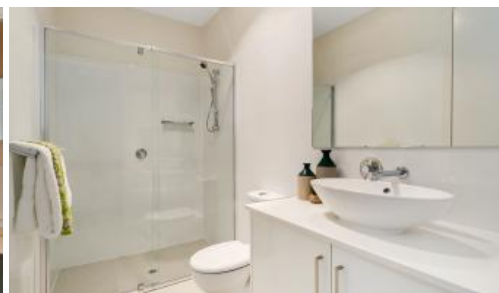


Sold

1, 1/91 Myrtle St, Prospect



Premium Prospect Lifestyle on Myrtle

This perfectly positioned townhouse with Northerly aspect is located in one of Prospect's finest streets. Brand new and built to the highest specification, this 2 bedroom, 2 bathrooms plus study, open plan kitchen/dining and living complete with terrace and balcony provides a premium lifestyle without the price. Note: If you are an eligible first home buyer the First Home Owners Grant of \$15,000 may apply.

This townhouse is the best in the group, located on Myrtle Street with only one adjoining neighbour and an abundance of natural light provided by the Northern orientation. The build is approximately 135m2, including a good size garage with direct access to the home. The timber front gate provides secure entry to the paved courtyard and on entry to the home be greeted by

🛏 2 🚿 2 🚗 1 📏 68 m2

Price	SOLD
Property Type	Residential
Property ID	46
Land Area	68 m2
Floor Area	135 m2

Agent Details

Justine Thomson - 0438
752 683

Office Details

SA Listings
08 8271 2518

SA LISTINGS

beautiful oak timber boards and 2.7m high ceilings with square set cornices.

The ground floor provides for a generous sized double bedroom complete with ensuite, built-in-robe and reverse cycle air-conditioning. The ensuite includes high grade tiles, quality tapware, stone bench top to vanity, and a good sized shower with semi-frameless glass doors. This bedroom has direct access to the courtyard via glass sliding doors, providing a space to relax outdoors.

Leading up the stairs to the first floor you will be impressed by the large open space kitchen/dining and living complete with timber oak boards. The kitchen will delight those who love to entertain with ample bench space, extensive over-head and under-bench cabinetry, built-in dishwasher, double sink, blanco gas cooker, electric oven and range-hood. Adjacent to the kitchen/dining is a good size living area with direct access to the front balcony. The open plan living is ideal for those who love to entertain.

The second floor provides for the master bedroom finished with contemporary high quality carpet, built-in-robe and ensuite. The beautiful feature window to the Eastern and Northern boundary provides for plenty of natural light to encase the well designed space. Leading down from the master wing is the laundry, complete with good size linen cupboard and to the rear of the home is a study and generous size outdoor terrace. The terrace is an ideal place to relax with a glass of wine and enjoy some peaceful downtime.

Additional features include:

- Garage under main roof with auto roller door
- Under stair storage to garage

- Reverse cycle ducted heating/cooling
- 2.7m high ceilings
- High quality fixtures and fittings throughout
- Neutral toned quality carpets to bedrooms, study and stairs
- Timber oak boards to hall, open plan living, kitchen and dining
- Rainwater Tank
- Gas hot water

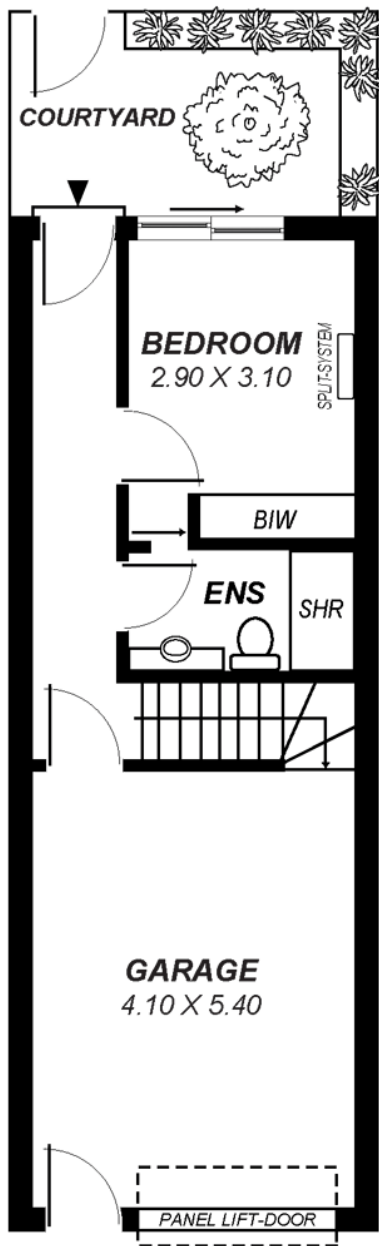
This premium Prospect lifestyle is within walking distance to the bustling Prospect precinct complete with an array of coffee shops, boutiques, restaurants and the new cinema complex. This one will surely be the envy of all your friends. Providing a lock up and leave lifestyle, this home is perfect for the first home buyer or those looking to downsize. If you are an Investor, this property is well worth consideration, with public transport, reserves and shops nearby and only 5kms to the Adelaide CBD. This contemporary townhouse is urban living at its very best!

SA LISTINGS - A SIMPLE MOVE

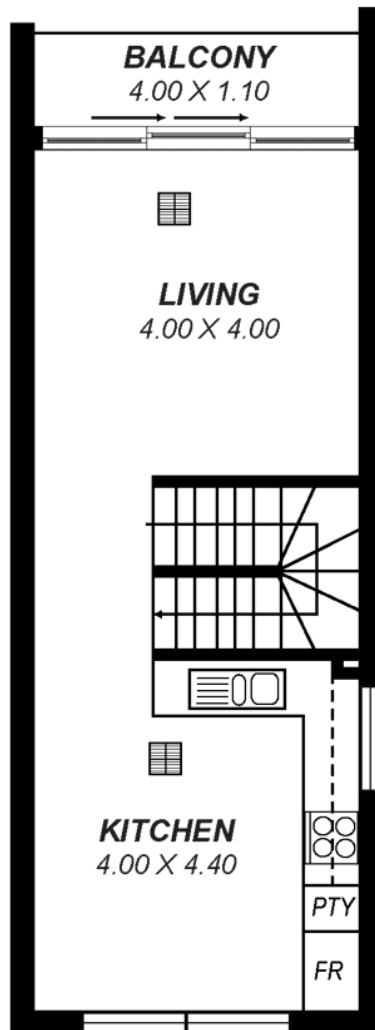
RLA: 277113

Property Code: 46

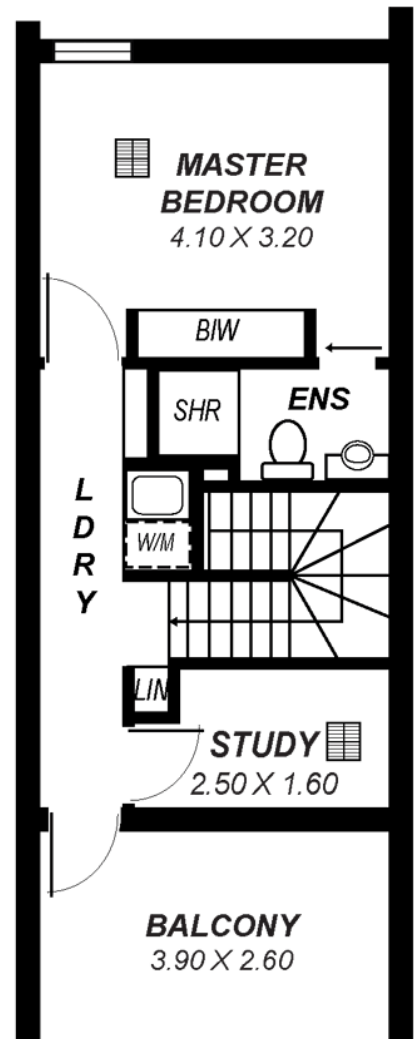
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



GROUND FLOOR



LEVEL 1



LEVEL 2

*This drawing is for illustration purposes only .
All measurements are approximate and details intended
to be relied upon should be independently verified.*

Area	m ²
Living:	98
Balcony:	14
Garage:	22
Total:	134