



22 Palmer Avenue Myrtle Bank, SA



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Entertainer's Delight! This one has it all!

This stunning fully renovated 4 bedroom home is perfect for the family that loves to entertain. Featuring three separate entertaining rooms inside, plus a huge undercover "poolside" pavilion!

As you enter this grand home you are immediately impressed by the feeling of space and natural light! To the front is the formal sitting room which is adjacent the fourth bedroom/home office.

Travelling down the hallway you enter into the stunning modern kitchen with stainless steel appliances and abundance of cupboard space for the gourmet chef. This is adjacent to the dining area with built in wine rack to store 114 bottles for the wine connoisseur!

The kitchen also overlooks the separate fully enclosed garden room which is delightful for enjoying your breakfast in all year round. To the rear is the family room with brand new gas fire and surround sound built in Bose system.

Move in and enjoy the ultimate luxury lifestyle you have always dreamt of! Today is your chance to secure this once in a lifetime opportunity!

Council rates: \$2756.60 pa

Water rates: \$338.30 pq

ES Levy: \$233.90 pa

Year Built: 2007

Price: SOLD - FOX



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AREAS (Approx.)	m ²
LIVING	249.06
GARAGE	34.80
GARDEN ROOM	25.90
PORCH	11.82
ALFRESCO	41.73
TOTAL	363.31

22 Palmer Avenue, Myrtle Bank