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## 3E Moreland Avenue Mitchell Park SA

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This ravishing residence presents so many bells and whistles it sings to the tune of heavenly luxury!

The attention to detail is unrivalled, a harmonious fusion of indulgent elements coming together to deliver flawless finishes with incredible finesse. Take the sumptuous Crackenback stone feature walls for example, adding a dashing touch to the striking façade but also incorporated into the cosy gas fireplace, the alfresco splashback and as a landscaped waterfall feature in the idyllic swimming pool setting.

Situated to capture a scenic outlook across Mitchell Park, the 307sqm (approx) floorplan delivers impeccable style and space spanning four blissful sleep sanctuaries, three 5-star bathrooms plus a guest w/c, and two expansive and custom-finished living zones across two levels.

**Price** : \$ 1,477,000  
**Building Size** : 307 sqm  
**Land Size** : 328 sqm  
**View** : <https://www.ous.property/sale/sa/south-south-east-suburbs/mitchell-park/residential/house/8023530>

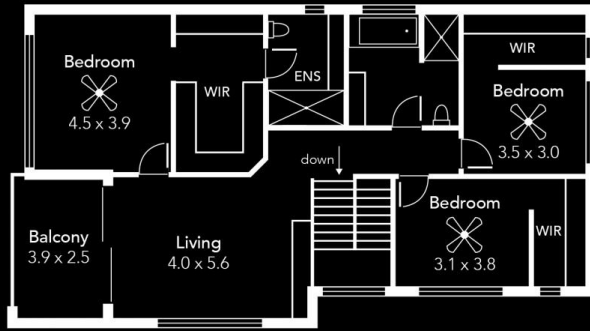


**Laz Ouslinis**  
7225 9800



**Desi Moutzouris**  
7225 9800

<https://www.ous.property>



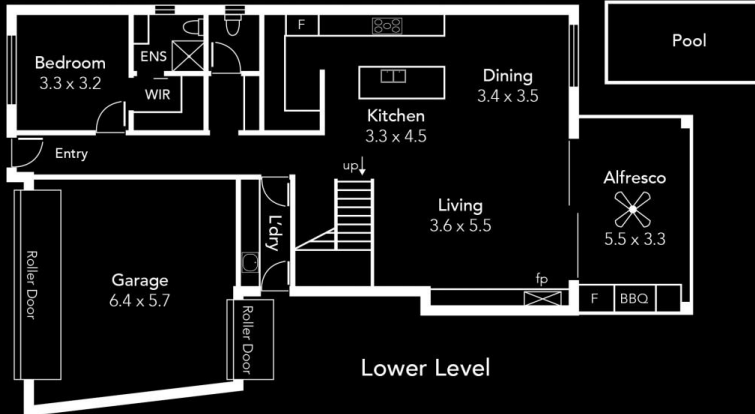
Upper Level

\*To check measurements



Please ask your agent for a tape measure

Area (Estimate only)	
L/Living (incl. garage)	149.0 m <sup>2</sup>
U/Living	126.2 m <sup>2</sup>
Alfresco	18.2 m <sup>2</sup>
Balcony	13.2 m <sup>2</sup>
<b>Total</b>	<b>306.6 m<sup>2</sup></b>



Lower Level