

# OC

4 Pages Road,  
Mitcham



# From the Owners - Insights & Extras

What first attracted you to this property?

**The grand presence of the house, in the 'blue-chip' portion of Mitcham and the beautifully quiet and green street which is Pages Road. The multiple living spaces and amazing pool and outdoor entertaining areas topped it off.**

What do you believe are the major benefits of living in or owning this property?

**Offers a beautiful lifestyle, with the pool, outdoor areas and low-maintenance garden - when you are in the backyard it feels like being at a holiday destination. It is also walking-distance to several nearby premium schools, and only a short stroll to the beautiful Brownhill Creek Reserve. All this just a 15 min drive from the CBD.**

Have you completed any renovations or additions?

**We installed a high-end 10kw Solar System; new engineered timber flooring on the ground floor; and Italian floor tiles in the rear living room.**

Where is the electricity box located?

**On the external wall, northern side.**

Where is the hot water system located?

**On the external wall, northern side.**

Is there air-conditioning or heating installed?

**Reverse-cycle heating/cooling with multi-zone. Separate units for downstairs and upstairs helps with energy efficiency.**

What is the parking situation?

**Ample off-street parking with two garage spaces plus room for 3-4 more cars in the driveway and adjacent area.**

What are the nearest transport links?

**Bus stop on Belair Rd is a 5 min walk away (runs to/from CBD); Mitcham train station is a 5 min drive away.**

Is there any additional storage?

**There is a garden shed on the southern side of the property and attic storage above garage.**

Where are the roof access points?

**In corridor near upstairs bathroom.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**

Please note any other benefits or features of the property you would like to inform buyers about:

**Pages Road is an extremely quiet street as it does not act as a thoroughfare - this makes it family friendly and popular with local walkers. The swimming pool is a salt water-chlorinated pool, and is extremely low maintenance - everything runs on a timer. The beautiful gardens are also low maintenance, with irrigation installed throughout.**