

# 1/4 Wuttke Road, Mount Barker, SA 5251

## House For Sale

Tuesday, 13 February 2024



1/4 Wuttke Road, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 469 m2**

**Type: House**



Clint Ray  
0419244502



Ruth Ferguson  
0883983291

**\$515,000 - \$550,000**

Nestled on a picturesque 469m<sup>2</sup> allotment, this inviting 3-bedroom, 1-bathroom home offers a haven of comfort and serenity in a desirable location. Perfectly designed to embrace indoor-outdoor living, this home boasts a unique courtyard in the heart of the property, creating a peaceful retreat for relaxation and enjoyment, whilst the garden is a sustainable haven of fruit trees and veggie patches! Step inside and be greeted by the newly renovated kitchen, a culinary delight featuring modern amenities and sleek finishes. The addition of a walk-in pantry and soft-close drawers adds both convenience and elegance to your daily routine. Entertain guests in style with the formal lounge situated to the front of the home, providing an inviting space for gatherings. The open-plan kitchen and dining area offer a seamless flow, ideal for everyday living and entertaining. Three well-appointed bedrooms provide ample accommodation for the whole family, with the master bedroom offering a touch of luxury with sliding doors leading out to the charming courtyard – the perfect spot for a morning coffee or evening relaxation. Step outside and discover the lush oasis of the back garden, bursting with established fruit trees and a flourishing veggie patch. Embrace the joys of gardening with the inclusion of a greenhouse and a rabbit-proof veggie patch, ensuring your homegrown produce thrives year-round. Additional storage is provided by a small garden shed, offering space for tools and outdoor essentials. Key features you'll love: Central courtyard off the main bedroom Built-in robes to all bedrooms Newly renovated kitchen with soft close draws All new appliances Walk-in pantry Ceiling fans, combustion heater, and a split a/c for year-round comfort Large covered outdoor entertaining area Solar approx. 1.5kW Rainwater tanks to supply the garden Within walking to the new King's Baptist Grammar School, parks & reserves, and all the amenities that Mount Barker has to offer, you can enjoy your peaceful oasis and not compromise on convenience. This is one not to be missed! CALL RUTH FERGUSON (0497 760 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 5064/491 Built / 1991 Council / Mt Barker Zoning / Neighbourhood Land / 469sqm Council Rates / \$580 p.q Strata Fees / \$750 p.a SA Water / TBC