

**10 Grantchester Avenue, Mount Barker, SA 5251**



**Sold House**

Wednesday, 25 October 2023

10 Grantchester Avenue, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 310 m2**

**Type: House**



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**\$616,250**

Introducing this contemporary, north-facing 2018 Rivergum home, situated on a meticulously landscaped 310m<sup>2</sup> allotment in the prestigious Aston Hills Estate. A stylish and modern design with three spacious bedrooms, a large open-plan living and dining area, the added luxury of an efficient 13.3kW solar system and a large alfresco with ziptrak blinds, creating a separate external room for outdoor entertaining. Excitement is an understatement, as Aston Hills opens the new Drakes Supermarket as the flagship retailer, alongside various speciality shops including a chemist, hairdresser and barber shop, fitness clubs, liquor store, butcher and the new restaurants, Schnithouse and The Mustard Seed right at your doorstep. This conveniently located address is also home to its very own café 'Susa Kitchen', as well as the future Village Centre and future education campus. What's more - the boutique wineries, distilleries, and gourmet food outlets for which the iconic Adelaide Hills are famous will all be just a short drive from home.

**Internal Features:**

- Front porch with downlights
- Ducted air conditioning throughout
- Master with ceiling fan and plantation shutters
- Walk-in robe and en-suite
- Linen press in hallway
- Dishwasher
- Walk-in pantry
- Built-in wardrobes to bedrooms
- Open plan living and dining with downlights and plenty of natural light
- Neutral colour palette throughout
- Ample storage

**External Features:**

- 13.3kW solar system
- Alfresco with stylish outdoor blinds
- Automatic panel lift door
- Internal and external access from garage
- Low maintenance rear yard
- Artificial lawn and raised garden beds
- Rainwater storage
- Garden shed
- Fully fenced
- Concrete driveway, front path and perimeter
- Mains water, sewer and gas
- NBN (FTTP)

Located in the highly sought-after Aston Hills Estate, a thriving community consisting of the Regional Sports Hub, Edge childcare centre, Mountain bike and walking trails. The fantastic announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre are all within walking distance. Plans of schooling and the shopping district are sure to complete this estate creating a lifestyle you will not wish to leave. Mount Barker CBD can be reached in 7 minutes, and Laratinga wetlands is a short 3-minute drive down the road. The impending connection to the Bald Hills Road freeway interchange means the Adelaide CBD is available within 35 minutes! This is truly the perfect place to retire, start a family or soak in the lifestyle.

**Specifications:** CT | 6194/546 Council | Mount Barker Built | 2018 Builder | Rivergum Homes Land | 310m<sup>2</sup>

For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Therefore, interested parties should make their own inquiries and obtain their own legal advice.