

**12 Barzona Street, Mount Barker, SA 5251**



**Sold House**

Friday, 3 May 2024

12 Barzona Street, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Matt Kenny

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**\$661,000**

This well-presented residence will suit those seeking a home that maximises space and functionality, combined with comfortable, low-maintenance living in a delightful setting opposite stunning Barzona Park. Light, bright, and airy, the home is freshly painted inside. The well-appointed kitchen presides over the dining/family areas and extends beyond to the brilliant covered outdoor entertaining area where you'll enjoy the superb distant country views. At the front of the home, a living room is perfectly positioned adjacent to the main bedroom, which has a walk-in wardrobe and ensuite bathroom. Two more bedrooms flank the central hallway and are conveniently positioned near the main bathroom. With two indoor living areas and a large covered Alfresco, you have great choices for entertaining and relaxing with family and friends in all seasons. Year-round comfort is assured with reverse-cycle air conditioning in the main living area, and the laundry has direct access to the rear yard. Ideal for relaxed, low-maintenance living in today's lifestyle, this haven will suit families, first-time home buyers, downsizers, retirees, and astute investors. There's nothing to do but move in and enjoy! Positioned opposite the park and within easy walking distance to Waldorf School, you are blissfully unaware that you're close to public transport, shopping centres, and quality schools. It is conveniently located near sports facilities, Aston Hills golf club, and the renowned Laratinga Wetlands, where you can explore kilometres of flat linear bike trails linking you to the town centre. Mount Barker is the perfect blend of country town lifestyle with all the urban conveniences on tap—it is only 30 minutes away by car from Adelaide and close to public transport. What makes this property special? • Quiet reserve-side location. • Nothing to do but move in and enjoy. • Great presentation, inside and out. • Large covered outdoor entertaining area with far-reaching views. • Low maintenance garden. • Veggie patch, garden shed and fruit trees. • Three good-sized bedrooms with robes. • Two living areas. • Double garage with auto door with rear access. • Reverse cycle air conditioner. • Freshly painted inside. Specifications: CT | 6049/803 Built | 2011 Land Size | 600 sqm approx. Zoning | Neighbourhood Council Area | Mount Barker Council Rates | \$2,525.12 p/a approx. Including CWMS (Sewer) Emergency Services Levy | \$108.65 p/a approx. SA Water Supply | \$74.20 p/q approx. You must not rely on information in this publication. Always seek independent advice.