

12 Merino Court, Lobethal, SA 5241

ADCOCK

Sold House

Tuesday, 12 March 2024

12 Merino Court, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1071 m2

Type: House



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Contact agent

Lobethal exudes charm, yet this renovated home parades lifestyle – a vibrant 3-bedroom evolution with a colossal all-weather highlight on a quarter-acre oasis staged to entertain. 5kW of solar keeps power bills in check, and with newly repainted interiors and a laundry remodel, there's nothing to open your wallet for. From the multi-car driveway and drive-through tandem carport to the tradie's best mate: the 9m x 6m garage with a mezzanine, the big picture is more than just fun; it brings light, warmth, and flexibility beyond measure. Fresh, white themes breathe chic right from foyer's sliding barn doors, into the L-shaped living and dining zone, and into the rear open plan family room, accentuated by a classic American oak kitchen, where confinement will never, ever exist. Throw in a backyard burst of colour courtesy of the liquidambar, crepe myrtle, camellia, weeping ornamentals and sweeping lawns for adventurous little ones, and that entertaining ace becomes an idyllic parent's vigil. Absolutely anything goes under these café blinds; wired for AV, you'll set up the BBQ, or the billiard table as you dine with a wide-scope lens over the greenest garden landscape – the lawns irrigated by your own well. Of all three robed bedrooms, your zone gains priority access to the main bathroom, its back-in-vogue emerald tiles vivid against powder whites; each bedroom is also equipped with ceiling fan comfort. Ducted R/C air conditioning, a slow-burning combustion fire, endless daylight, big windows, big garden views, and a big tick for those after style with their refreshing country space... family goals indeed. We know why you're here: for the artisan fare, the community feel, the contrasting seasons, and now, for Merino's epic family magic - make it your happy place. Lifestyle goals, accomplished: C1996 Homestead 3-bedroom design on a 1071sqm block Modern, refreshed interiors (repainted around 12 months ago) Massive alfresco with full length café blinds & ceiling fans Energy-saving solar (5kW) Tandem carport & drive-through access to 9m x 6m garage (with mezzanine) Slow combustion fire to family room Ducted R/C A/C & ceiling fans throughout Classic American oak kitchen with stainless electric appliances and Patini benchtops Refurbished 3-way family bathroom - master bedroom has ensuite access. Laundry refurbished 6 months ago. Mains water & modular rainwater tank Rear lawns irrigated from well. And much more... Property Information: Title Reference: 5290/54 Zoning: Township Year Built: 1996 Council Rates: \$TBA per annum Water Rates: \$TBA per quarter *Estimated rental assessment: \$550 - \$580 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.