

**13 Kent Road, Kanmantoo, SA 5252**

**Sold House**

Friday, 3 November 2023

13 Kent Road, Kanmantoo, SA 5252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1356 m<sup>2</sup>**

**Type: House**



Callum Ansell

**\$450,000**

Ideally situated close to all that the Adelaide Hills has on offer, and within easy access to Adelaide CBD, this single level three-bedroom home is set on a 1,356 sqm approx. parcel of land providing the perfect opportunity to add value and make it your own. This delightful family home is set towards the back of a large and secluded tree-lined street. The open plan kitchen/meals/living areas are complemented in neutral tones, combustion heater and air conditioning. Country style kitchen with sliding doors leading out to the rear decked verandah. There are three bedrooms, third with built-in robe and serviced by a family bathroom with separate shower, bath and laundry. Entertain guests in a rural setting. Plant a vegetable garden and enjoy the quiet hill's location. Surrounded by family friendly homes, and located close to parks, schools, shops and only 20 minutes from Mount Barker. At a glance: \* Open plan kitchen/dining and living \* Country style kitchen leading out to decked verandah \* 3 bedrooms, third with built-in robe \* Spacious family bathroom \* Separate laundry space with direct external access \* 6.00 x 6.00m double carport to the side of the home \* 6.00 x 14.00m garage/workshop \* 1.50 x 5.50m shed plus kennel or checking run \* Established lawns and ample off street parking \* Rainwater tanks, vegie patches & private rear yard \* Mains water and mains power \* Close commute to Mount Barker and CBD