

16 Nursery Road, Kanmantoo, SA 5252

ADCOCK

House For Sale

Tuesday, 14 May 2024

16 Nursery Road, Kanmantoo, SA 5252

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1500 m2

Type: House



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\$495,000 - \$525,000

It's the Hill's market's missing gem. Modern retro themes, broad open living spaces, solar efficiency, and room for the boat and goats; if you haven't considered 1500sqm of Kanmantoo yet, here's your haven. Fitting literally anyone's brief, this unique 4-bedder brings refurbished room to move at an enticing price point in a peaceful spot just 20 minutes from Mt. Barker and Murray Bridge. The 1977-built weatherboard home flaunts a modest exterior, yet projects a near perfect floorplan inside – one that settles into a clutch of three bedrooms and fully tiled bathroom reno one end, a carpeted master suite the other, drawing everyone together into the leading lounge, central kitchen, and rear family/meals. You'll savour its combustion fire and split system comfort, garden-grabbing panes flooding every room with sunlight, and an expansive cook's heart flaunting an induction cooktop, double fridge provisions, a brand-new Euro oven, and sightlines everywhere. Yet the moment you step outside is the moment you discover how cool your new alfresco deck could be, right here... (STCC.) With a paddock and shelters behind the double garage, your dream of an efficient micro-farm could be real; with solar power in hand, battery back-up, plenty of shedding for the tools and trailer, plus a high clearance carport for the cruiser, all you need are chooks and a few goats to keep the water-wise gardens mown. Sure, you may pull up to the block's approximate 30m frontage with plans of starting over, yet there are far more reasons to retain this home's retro worth. The master bedroom, for example. Stepping down to carpeted privacy, walk-in robes, lovely high ceilings, and a talking point ensuite; its renovated enormity, boasting an oversized shower and sunken twin basins, can swing a proverbial cat - just don't hit its feature, exposed timber rafters. What'll it be? In a historic mining town edging Mt. Barker's sprawling metropolis, you'll covet locally loved Carob and Hare for art, culture, food and tunes, Hutton Reserve for the kids, and the General Store for staples. Maybe Murray River boating is your thing, but family farm magic has a holistic ring to it... Take a closer look: 15 solar panels + 10kW battery 5.4m x 5.4m high clearance carport for the caravan or boat 5.4m x 7.4m detached garage/workshop Living room combustion fire Master bedroom with WIR & massive ensuite 3 split systems - to living, master & 2nd bedroom. Floating floors to family/meals Fully tiled main bathroom remodel New Euro oven to open plan kitchen Privacy-aiding, water-wise gardens Gravelled zone for outdoor entertaining Mudroom potential Mains water to house | Rainwater to gardens Level 1500sqm allotment | 30m frontage (approx.) Renovated with scope for more in a 1977 haven... Property Information: Title Reference: 5938/444 Zoning: Neighbourhood Year Built: 1977 Council Rates: \$1,395.39 per annum Water Rates: \$74.20 per quarter *Estimated rental assessment: \$550 - \$570 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 *Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy. *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.