

**17 Muirfield Street, Mount Barker, SA 5251**



**House For Sale**

Thursday, 16 May 2024

17 Muirfield Street, Mount Barker, SA 5251

**Bedrooms: 5**

**Bathrooms: 2**

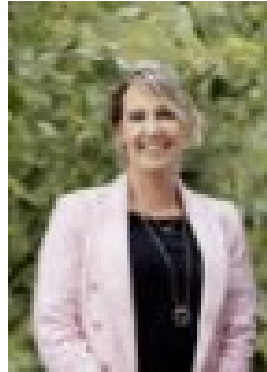
**Parkings: 4**

**Area: 679 m2**

**Type: House**



Damon Brohier  
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## Best Offers By 5pm Wednesday 29th May 2024 (USP)

Best Offers By 5pm on Wednesday 29th of May 2024 (Unless Sold Prior) Damon Brohier and Nicole Walker of Ray White are thrilled to introduce this spectacular opportunity in the highly desirable Aston Hills Estate. Welcome to 17 Muirfield Street, Mount Barker. It certainly isn't common for a home of this distinction and level of quality to become available. A worthy credit to the owners, creating something with such class and so rare to find. Privately positioned on a quiet street in a newly established area, this phenomenal custom design built by Fairmont Homes in 2021 offers 5 large bedrooms with a handy office space, a large open plan living and dining area with a second living room, a stylish two-tone kitchen with a butlers pantry, an extensive entertaining area with an outdoor kitchen and a large shed or workshop with wide vehicle access, all on a rare 679m<sup>2</sup> corner allotment in the prestigious Aston Hills Estate. This quality home offers but is not limited to:

- Wide entrance.
- 9ft ceilings throughout.
- Ducted reverse cycle air conditioning.
- Stylish vinyl plank flooring throughout living areas, kitchen and hallways.
- Formal living with a double barn door.
- Executive two-tone kitchen with a large island bench, brushed copper mixer tap and breakfast bar.
- Large butlers pantry with a 5x burner gas stove, 900mm oven and range hood, dishwasher, stainless steel sink, a cavity door, plenty of storage.
- Master bed either VJ paneling feature wall and ceiling mounted s-wave curtains and block out roller shutters.
- Walk-in robe with plenty hanging space and shelves.
- En-suite with dual rainfall shower head, matte black fixtures, raised vanity with brushed copper mixed tap.
- Large store room in the main hallway.
- Huge bedroom 2 with mirrored built-in wardrobes with shelves, block out shutter.
- Bedroom 3 and 4 with mirrored built-in wardrobes and block out shutter.
- Office room with ceiling mounted s-wave curtain.
- Bedroom 5 off the living with mirrored built-in wardrobes with shelves, block out shutter.
- Cavity door into hallway plenty of linen storage.
- Main bathroom with a bathtub, dual rainfall shower heads, heater towel rail, matte black fixtures and a cavity door.
- Separate powder room with a raised vanity and a brushed copper mixer tap.
- Updated light fixtures throughout.
- Wide laundry with a large bench top, broom closet, hanging rail, ceiling mounted s-wave curtain and plenty of storage.

External features include:

- Large 7.5m x 6.9m shed/workshop.
- Over 4.5m wide access on the left side of the home.
- Large double garage with a black panel lift door.
- Stylish brick pillar and tiled front porch.
- Exposed aggregate driveway with a wide 4.5m side access for a caravan, boat or trailers.
- 5kW solar system.
- Extensive verandah with an outdoor kitchen.
- 22,500L of rainwater storage plumbed to home.
- Irrigated lawn with pop up sprinklers.
- Fully fenced rear yard.
- Garden shed.
- Corner allotment 679m<sup>2</sup>.
- Mains water, gas and sewer.
- NBN (FTTP).

Located in the Aston Hills estate within a minutes walk to the Summit Sport and Recreation Park and walking trail to the Laratinga Wetlands, 17 Muirfield Street offers an unmatched lifestyle with immediate access to local amenities including the Drakes supermarket alongside various speciality and retail shops including a chemist, hairdresser and barber shop, fitness clubs, liquor store and butcher. The new restaurants, Schnithouse and The Mustard Seed are right at your doorstep, along with Aston Hills' very own cafe 'Susa Kitchen', Edge Early Learning Centre, Regional Sports Hub and more to come with the announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre, all within walking distance. Mount Barker Central can be reached in just 7 minutes and the Adelaide CBD is a stress-free 35 minute freeway drive away. This is truly the perfect place to retire, start a family or soak in the lifestyle. For more information, please contact Damon Brohier on 0422 856 686 or Nicole Walker on 0413 498 021. 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.