

2 Sandford Avenue, Mount Barker, SA 5251



Sold House

Friday, 11 August 2023

2 Sandford Avenue, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 618 m2

Type: House



Ashleigh Kenny
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\$585,000

This family home, tucked away in Mount Barker's tranquil Flaxley Estate, offers a cosy and carefree way of life that is ideal for growing families. With fresh new carpets and freshly painted throughout, it is evident that the current owner of some 30 years has taken great care, and it is now ready for a new family to make it their own and create memories. Offering four bedrooms, including a master with an ensuite and walk-in robe, this home is comfortable and spacious for the whole family. The master is conveniently located at one end of the home, with bedrooms two, three and four located at the other, well separated and ensuring privacy. The separate lounge room with a combustion heater provides an inviting space for relaxation, overlooking the rear garden through the glass sliding door, while the separate dining room is perfect for hosting family dinners or entertaining guests. The updated vanities in both bathrooms add a modern touch to the house's overall aesthetic. In addition to offering privacy and security, the exterior window shutters and reverse cycle air conditioning ensure your year-round comfort. The large undercover outdoor area is perfect for hosting barbecues or enjoying outdoor activities with family and friends. The established gardens and large monstera plants add a touch of greenery and beauty to the property. Parking will never be an issue because there is ample off-street parking and undercover parking for two vehicles. The shed at the rear of the property provides additional storage space or makes for a perfect workshop. An absolute highlight of this property is its location. It is just a short stroll to the new Kings Baptist Grammar School, making it an ideal location for families with young children. Being within walking distance of all the amenities that Mount Barker offers ensures convenience and easy access to shops, restaurants, public transport, parks, and more. This is an incredible opportunity to own a lovely family home in a nice quiet spot in Mount Barker and only approximately 35 minutes from the Adelaide CBD. What makes this property special? • Brand new carpets and freshly painted • Neutral and modern tones throughout • Expansive undercover outdoor entertaining area • Large windows overlooking the front and rear garden • Updated bathroom vanities • Main bedroom with ensuite and WIR • Reverse cycle air conditioning and combustion heater • Undercover parking for two vehicles • Easy walking distance to local schools and township

Specifications: CT | 5890/104 Built | 1977 Land Size | 618 sqm approx. Zoning | Neighbourhood Council Area | Mount Barker Council Rates | \$2,355.21 p/a approx. *Emergency Services Levy | \$79.05 p/a approx. SA Water supply | \$74.20 p/q approx. *Includes CWMS (Sewer) You must not rely on the information in this publication. Always seek independent advice.

VENDORS STATEMENT - Please Note: The Vendors Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.