

21 Frick Street, Lobethal, SA 5241

ADCOCK

House For Sale

Wednesday, 10 April 2024

21 Frick Street, Lobethal, SA 5241

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2226 m2

Type: House



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\$800,000 - \$850,000

Blessed with out-of-town serenity, rural views and farm-style freedom is a Federation-style 4-bedroom home garnering all four corners of its peaceful 2226sqm plot for play, entertaining, substantial shedding, and the menagerie. Everywhere you look is a sunny, shaded or sweeping moment; lawns, aggies, magnolias, an all-weather patio, pocketed fairy gardens or a paved garden room – and of course, the powered garage with a mezzanine, the dog run, and whatever pursuit of pleasure comes next. The kids could be gone for days in this fully fenced adventure space. Inside, the 2001-built home conjures warmth, openness, and a flexible floorplan led by a master wing containing an ensuite and walk-in robe, next is the retreat-worthy 2nd living area, and finally the family room reflecting garden abundance through a private bay of windows. At its helm, the host's rebooted prize is a chic kitchen remodel with soft-closing joinery, stainless appliances, herringbone feature tiles, and a swathe of stone benchtops with the ability to dish and mingle with the dinner group. Every entree deserves a backdrop like this – especially one served beneath the gables of the entertainer's patio. What's flexibility without four bedrooms? The quietest takes a front seat by the master as the remaining pair edge the dedicated study, cloaked by a designer barn door; nearby, the 3-way bathroom brings family harmony and the value-adding power to upgrade. Cost-effective comfort is assured thanks to 6.6kW of solar, ducted evaporative cooling, and a central combustion fire in a home that lives for the outdoors - to roam, potter, pick fruit or play fetch in... A little bit of farm and a little bit of flair from a wholesome slice of family time. Frick Street beckons beautifully. It can't help but feel like home in Lobethal: 2001-built Federation class on a 2226sqm country parcel. Paved all-weather entertaining. 6.6kW of solar. Dual driveway + 2-car carport under main roof. 9m x 6m powered shed with concrete floor, kitchen bench & mezzanine. Plenty of big vehicle space & valuable turning circle. Side gate vehicle access. Calming master with ensuite & WIR. Purpose-built study with designer barn door. Kitchen remodel with stone benchtops, all-electric appliances & soft-close joinery. Electric HWS (less than 12 months' old). Ducted evaporative cooling. Combustion fire warmth. Envirocycle system. Garden shed. NBN connection. And so much more... Property Information: Title Reference: 5990/280. Zoning: Township. Year Built: 2001. Council Rates: \$TBA per annum. Water Rates: \$74.20 per quarter. *Estimated rental assessment: \$660 - \$680 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.