

# 22 Stonybrook Grove, Mount Barker, SA 5251

Smallacombe

## Sold House

Monday, 30 October 2023

22 Stonybrook Grove, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 980 m2

Type: House



Robyn Coles

0419836129

**\$850,000**

~ Best Offers Closing Monday 30th October @ 5:00pm (unless sold prior) ~Why build when this fastidiously designed & maintained Format custom-built home (c2008) for the current owners is now on offer to discerning purchasers who seek nothing but the best in Mount Barker. Nestled within the exclusive Stonybrook Estate toward the end of a secure cul de sac, Stonybrook Grove is conveniently situated close to Mount Barker's charming Gawler Street with its cosmopolitan leafy atmosphere, traditional shops, pubs, bakeries & cafes. Plus there is a wide choice of mainstream supermarkets, excellent transport ~ including innovative and economical Keoride for door to door convenience, walking/cycling trails and picturesque picnic spots. Superb attention to detail and no cost was spared during the planning and build process of this steel framed home to create an amazing family residence. Well placed on a generous parcel of 980sqm (approx.) to take advantage of green hills face views to the south-west, tree canopied ancient gums lining the adjacent rear creek and reserve directly behind will ensure this home is the envy of your family and friends. Beautifully landscaped, lawned and adorned with established roses to the front, the expansive driveway has parking for multiple vehicles, direct double garage drive through access to a second double garage plus separate double gates providing additional access for boats, caravans & collectables. Step inside to be amazed with the immaculate presentation ~ just like a new home: \* Gleaming porcelain tiles throughout the living areas contrasting with neutral light paint tones \* Quality carpets, fixtures, fittings & window treatments emphasise the blend of luxury and value this family home represents \* LED lights, zoned ducted reverse cycle air conditioning, 2.7m high ceilings with boxed features and cove cornices add elegance \* Large 3.8kW energy efficient solar system \* King size Master suite with garden & rural views, bright ensuite and separate WIR \* Formal lounge to the front of the home \* 3 further Queen size bedrooms all with BIR \* 3-way family bathroom \* Entertainer's kitchen with pantry, impressive cabinetry, breakfast bar, plus stainless-steel fridge & microwave included \* Large open plan dining and family room with picture window outlook to the glorious country ambience directly behind & sliding doors to outdoor entertaining area \* Large laundry with extra cabinetry plus other inbuilt cupboards throughout the home for extra storage \* Huge alfresco pavilion with outdoor setting included \* Large rear garden which blends a low maintenance lawned area with feature plants, extra garden shed, additional northern patio, 13,500l fully plumbed rainwater tank ~ providing the choice of mains or rainwater to the whole home \* Second oversized garage to the rear with double roller doors plus single access door, separate wiring & lined ceiling ~ perfect for extra vehicle storage, workshop, studio or even an outdoor rumpus room! This lovely residence has everything and lots more just on the fringe of the township. An as new, stunning spacious residence in one of the most desirable historic Hills towns that still enjoys that quintessential country feel and lifestyle, with Adelaide a mere 30km (approx. 26 minutes) away! Council: Mount Barker District CT: Volume 5970 Folio 84 Council Rates: \$2,949.90 per annum SA Water: \$74.20 per quarter ESL: \$123.75 per annum Land Size: 980sqm (approx.) Year Built: 2008 Zoning: Neighbourhood