

**23 Rose Place, Mount Barker, SA 5251**

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REAL ESTATE

**House For Sale**

Thursday, 30 May 2024

23 Rose Place, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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## Best Offers By 5pm Tuesday 18th of June, USP

Say hello to contemporary family living in this recently built three-bedroom home. With its sleek finishes, plenty of sunlight and a spacious open-plan layout with various living areas, this home promises a lifestyle of comfort and style. Welcome home to 23 Rose Place, nestled in the charming town of Mount Barker and just moments away from a host of amenities, offering ultimate convenience and ease. A contemporary brick facade and manicured front yard sets the tone of the interior that awaits. As you step inside, the front living room greets you with warm flooring, elegant down-lights and two oversized windows that bathe the space in natural light, offering a quiet separation from the main living area. Continue down the hallway to the heart of this residence, where the open-plan kitchen, living, and dining areas combine, forming an open and welcoming space. The pristine kitchen boasts a walk-in pantry, stainless steel appliances including a gas cook-top, ample counter space, feature pendant lights, and a chic herringbone tiled backsplash. Adjacent to the kitchen, the dining and living areas enjoy the same abundant natural light, creating a bright and airy atmosphere. Glass sliding doors invite you to step outside, seamlessly connecting the indoor and outdoor spaces. The well-sized yard is perfect for entertaining, featuring a spacious undercover alfresco area with a ceiling fan and provisions for gas and plumbing, as well as a neat stretch of lawn - ideal for children and pets. Venture inside to discover three spacious bedrooms, each featuring plush carpeting and ceiling fans. The master bedroom, thoughtfully separated at the front of the home, stands out with a walk-in robe and ensuite, offering a true retreat for the homeowners. The remaining bedrooms at the rear of the home, partitioned by a charming barn door, come equipped with built-in robes for convenient storage. Servicing these bedrooms is the main bathroom, thoughtfully designed with a 3-way layout including a built-in bath, shower, and a separate water closet for added convenience and privacy. Experience the convenience of having nearby shopping centres, schools, public transport, and parks - making your daily errands an absolute breeze. The town's main shopping precinct is a mere 7-minute drive, hosting major retailers like Woolworths, Coles, Kmart, Wallis Cinema, and more. A selection of great schools, including Mount Barker Primary School, Mount Barker Waldorf School, and St Mark's Lutheran School, are all less than a 10-minute drive. Whether you're eager to call it home or looking for an astute rental investment, this opportunity is for you. Check me out:- Contemporary family home, 2020 built- Three bedrooms with plush carpet and ceiling fans- Master bedroom with built-in robe and ensuite- Open plan kitchen, dining and living area- Sleek kitchen with large island bench and walk-in pantry- Stainless steel appliances including gas cook-top- Formal lounge space at front of home- Main bathroom with built-in bath, shower and separate W/C- Glass sliding doors from living to backyard- Well sized backyard with undercover entertaining- Ceiling fan to alfresco area- Ducted air-conditioning throughout- Secure double garage with automated door and internal access- 6.66kW Solar & Battery - And so much more... Specifications: CT // 6226/27 Built // 2020 Home // 207 sqm\* Land // 375 sqm\* Council // Mount Barker District Council Nearby Schools // Mount Barker South Primary School, Mount Barker High School, St Mark's Lutheran School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085