

25 Cotterdale Avenue, Mount Barker, SA 5251

HARRIS

House For Sale

Thursday, 1 February 2024

25 Cotterdale Avenue, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 562 m2

Type: House



Tamara Gertig
0401219706

\$650k-\$700k

Best Offers By 10.00am Tuesday 13th February 2024 (Unless Sold Prior) Perched on a corner parcel with a front row seat to one of the lush public reserves that make the Amblemead Estate such a great place to plant family roots, this near-new 3-4-bedroom home is a haven you can grow into - and will fall in love with the moment you turn the key and step inside. Light, bright and airy from the start, this flawless abode follows a tried and true floorplan, ensuring the street-facing master bedroom couldn't be further away from the rear open-plan family room and its partnering alfresco pavilion. In between is an additional living zone that will say, "no worries" should you ask it to become a fourth bedroom, playroom or fully equipped theatre room in a home with the added bonuses of ducted R/C, high ceilings and gorgeous timber-look floors. A good home never skimps on its kitchen. Luckily for you, this one - featuring stone benchtops, a breakfast bar, quality stainless steel appliances, moody black tapware and a walk-in pantry - elevates this one from good to great. The kids will love their bedrooms. You'll love the way frames the reserve through three tall windows and wakes up to a dual-sided walk-in robe and slick ensuite. Speaking of nature, there's plenty of lawn for kids and pets to roll around in when the family aren't out and about enjoying the local Hills wineries, the historic town of Hahndorf or Mount Barker's countless conveniences. Amblemead is home. The world is your oyster. More to love:- Impeccably presented on its prized corner allotment - Ideally placed in the family-friendly, serene Amblemead Estate - Double garage with internal access - Off-street parking for 4+ cars - Flexible floorplan with additional living zone - Storage includes built-in robes to bedrooms 2 and 3 - 6kW solar system- Dishwasher and gas cooktop - Ducted heating and cooling - Large separate laundry - Three-way main bathroom - Easy-care landscaped gardens- Walking distance from Woolworths Mount Barker South - Less than 20 minutes from the Tollgate and 15 from Hahndorf Specifications: CT / 6235/404 Council / Mount Barker Zoning / MPN Built / 2020 Land / 562m² Council Rates / \$3,124.88pa Emergency Services Levy / \$96.85pa SA Water / \$74.20pq Estimated rental assessment / \$630 - \$700 per week / Written rental assessment can be provided upon request Nearby Schools / Mount Barker South P.S, Mount Barker P.S, Nairne P.S, Echunga P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School Disclaimer: 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). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409