

**25 First Street, Owen, SA 5460**



**House For Sale**

Friday, 12 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



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## Contact Agent

Welcome to the enchanting community of Owen, where this inviting lifestyle property awaits you on a spacious allotment of approximately 1012m<sup>2</sup>. Immerse yourself in a vibrant atmosphere filled with character and charm, making every day a delight in this picturesque enclave. Indulge in the convenience of local amenities just moments away, including a quaint coffee shop, friendly pub, refreshing community swimming pool, well-maintained tennis courts and oval, lively bowls club, and a nearby primary school. With bus services available to Balaklava Primary and high schools, educational opportunities are easily accessible. Plus, with Coles home delivery service, grocery shopping becomes effortless, allowing you to enjoy more leisure time in this idyllic setting. Positioned just an hour's drive from the renowned wine regions of Clare and the Barossa Valley, this property offers the perfect balance of rural tranquility and urban accessibility. Step inside to discover a spacious and inviting L-shaped lounge and dining area, adorned with large windows that invite ample natural light to fill the space. Enhanced by floating flooring in all heavy traffic areas and complemented by a reverse cycle split system Kelvinator air conditioner, comfort and style harmonize seamlessly in this welcoming abode. The updated kitchen is a culinary haven, featuring artistic tiled splashbacks, a suite of modern appliances including a dishwasher, dual sink with an exquisite mixer tap complete with an extendable nozzle, ample cupboard storage, overhead cupboards and drawers, and ample power points. A sizeable pantry and a free-standing electric oven & rangehood cater to your cooking needs with ease. With wonderful awnings and the beauty of Standford doors throughout and NBN enabled, connectivity is never an issue, ensuring you stay connected to the world around you. Embrace sustainability with an approximate 3kW solar system, while ample linen storage ensures your home remains organized and clutter-free. Retreat to the sizeable master bedroom featuring a double-door built-in wardrobe, ceiling fan, and plush carpeting underfoot. Bedroom 2 offers similar comforts with a ceiling fan and built-in robe. The updated bathroom exudes modern elegance with a new chrome/glass shower, separate bath, lovely grey tiling, and convenient heat lamps for added comfort. Outside, the double garage with concrete and power, rainwater tank, and raised decking with a steel verandah create the perfect setting for outdoor entertainment. High fences provide privacy, while an orange tree offers an abundance of fresh fruit and a garden divider separates the veggie garden, adding to the charm and functionality of this remarkable property. Rest easy knowing heavy-duty security doors are installed both front and rear, ensuring peace of mind and security for you and your loved ones. Don't miss out on the opportunity to call this enchanting property home. Contact us today to arrange a viewing and start living your dream lifestyle in Owen! RLA 232366