

**3 Amhurst Avenue, Mount Barker, SA 5251**

**House For Sale**

Wednesday, 27 December 2023



**3 Amhurst Avenue, Mount Barker, SA 5251**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 144 m2**

**Type: House**



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## Coming Soon

Introducing 3 Amhurst Avenue, a perpetually chic residence that allows you to lock up and go, offering a remarkable low-maintenance design that grants you the freedom to relish the finest aspects of the Adelaide Hills just steps away. Nestled amidst picturesque parklands, this residence boasts an impressive open-plan living and kitchen area adorned with a sleek stone benchtop, a gas cooktop, subway tile splashback, and plenty of storage space. The secure and effortlessly maintained rear yard ensures that your leisure time is spent exploring the breathtaking walking tracks right outside your door.

Internal Features: ☑ Built in 2021. ☑ Master bedroom features a built-in and ensuite. ☑ Bedroom 2 has a built-in robe. ☑ All bedrooms are located upstairs. ☑ Abundance of natural light. ☑ Ducted reverse cycle air-conditioning which can be controlled remotely. ☑ Kitchen features a gas cooktop, dishwasher, plenty of storage space, and stylish subway tile splashback. ☑ A total of 3 toilets - 1 downstairs, 2 upstairs. External Features: ☑ 144m<sup>2</sup> allotment. ☑ Low maintenance yard. ☑ Indoor outdoor living. ☑ Garage is located at the rear of the property. ☑ Rainwater tank ☑ Parklands, creek and walking tracks right outside your door step. Specifications: CT: 6222 / 396 Council: Mount Barker District Council Built: 2021 Land: 144m<sup>2</sup> Embrace the beauty of hills living alongside contemporary conveniences, where parklands and creek become your new neighbours. A mere 7-minute drive to the heart of Mount Barker, offering a diverse array of local businesses, sports clubs, playing fields, dining establishments, cafés, and extensive retail options. The vicinity boasts multiple educational choices, including Mount Barker and Mount Barker South Primary Schools, Mount Barker High School, and various private schooling alternatives. Conveniently located just 10 minutes from the Southeastern Freeway, you're also a mere 40-minute drive away from the vibrant Adelaide CBD.

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 - property 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. RLA 278947