

**3 Radcliffe Street, Mount Barker, SA 5251**

**HARRIS**

**House For Sale**

Wednesday, 15 May 2024

3 Radcliffe Street, Mount Barker, SA 5251

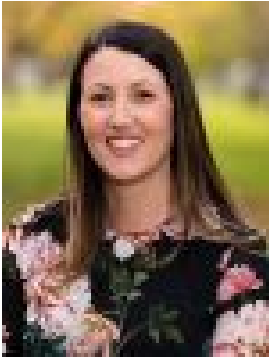
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



Tamara Gertig  
0401219706

**\$670k-\$699k**

Best Offers By 10:00am Tuesday 28th May (unless sold prior)The ultimate in streamlined family living with the best of the Mt Barker right at your doorstep – 3 Radcliffe Street will redefine your lifestyle. An expansive living area presents the apex of connected contemporary design, open-plan positioning making it simple to supervise playtime or comfortably host your nearest and dearest while whipping up a hearty meal. A designer kitchen radiates chic with brick-stack subway tiled backsplash and stone benchtops, with walk-in pantry, gas cooktop, and island bench ensure it's a workspace as substantive as it is stylish. Sliding doors unit with deck, your alfresco epicentre for unwinding or entertaining outdoors, wrapped with lush lawns for easy supervision of furry family members or cartwheel practice. More footprint to spread out is provided by a central lounge, the perfect framework for a formal living room, playroom, or bespoke work from home suite, and capable of evolving through all purposes as your needs change or grow. An extensive main bedroom is complete with luxe ensuite and walk-in robe, combining to create the ideal parents retreat for a serene night's rest. Spread across the floorplan for maximum privacy, three additional bedrooms with built-in robes are serviced by a generous family bathroom. With bathtub, freestanding shower, and separate WC fully equipped to handle the morning rush with ease. Moments from the idyllic Cotterdale Reserve, with a 5-minute drive delivering you to the centre of Mount Barker for a plethora of local businesses, sporting clubs, ovals, eateries, cafes and big box shopping. Numerous educational options nearby, including Mount Barker and Mount Barker South Primary Schools, Mount Barker Waldorf School, Mount Barker High School and numerous private schooling options. Only 10 minutes to the South-Eastern Freeway, and 40 minutes to the Adelaide CBD. Get set for a new way of living. More to love:• Solar panel system• Secure double garage with rear roller door• Additional off-street parking • Gravel drive to rear yard, perfect for storing boats, caravans or weekend vehicles• Ducted reverse cycle air conditioning• Timber look floors and neutral carpets• Separate laundry• Walk in linen closet• Rainwater tankSpecifications:CT / 6235/403Council / Mount BarkerZoning / MPNBuilt / 2020Land / 461m2 (approx.)Council Rates / \$2,988.65paEmergency Services Levy / \$93.80paSA Water / \$74.20pqEstimated rental assessment: \$590 - \$640 p/w (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 SchoolDisclaimer: 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