

38 Aston Parade, Mount Barker, SA 5251



House For Sale

Thursday, 25 April 2024

38 Aston Parade, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 493 m2

Type: House



Damon Brohier
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Price Guide \$799,000

Best Offers By 5pm Wednesday the 8th of May 2024 (Unless Sold Prior) If you're after a brand new home which has never been lived in, along with a rural feel without isolation from city conveniences - then here's one that fits the bill. We are proud to present this spectacular family entertainer positioned in the prestigious, award-winning estate of Aston Hills. Sitting high and proud with far-reaching hills views, this brand new, custom-built four bedroom Hickinbotham family home is the perfect option for a growing family to start fresh in a new home with incredible clear views of the Mount Barker Summit. All the hard work will be done and the property is ready to move in immediately. The yard has been set up to be very low maintenance with an easy-care front and rear lawn, a sandstone retaining wall in the front garden, a retained garden bed in the backyard, rainwater tank and a concrete driveway and concrete perimeter paths on a fully fenced and private 493m² allotment. High-quality upgrades and finishes are collectively a true stand-out feature throughout this entire custom-built home with Hickinbotham Homes, being carefully and strategically planned during the build process. This quality-built home offers but is not limited to:

- Picturesque hills views from an elevated position
- 9ft ceilings throughout
- Ducted reverse cycle air-conditioning with wifi connectivity
- Two-tone kitchen with a large island bench and 20mm stone bench tops
- 5 x burner gas stove with a 900m² oven and range hood
- Large walk-in pantry with plenty of shelving, large stone bench top and extra cupboard space
- Store room with shelving or additional linen storage
- Master suite with a walk-in wardrobe
- Ensuite with floor to ceiling tiles and raised vanity
- Second or formal living room
- New block out roller blinds throughout
- Main bathroom with a bath tub and floor to ceiling tiles
- Separate toilet and separate powder room with a raised vanity and linen press
- Built-in wardrobes to all other bedrooms
- Upgraded flooring throughout
- LED down-lights throughout
- Large, tiled alfresco in a private setting
- Double garage with internal access into the walk-in pantry
- External garage access to the side yard, ideal for more gardening space, veggie patches or garden sheds
- Mains water, gas and sewer
- NBN (FTTP)

Positioned within the prestigious Aston Hills estate, 38 Aston Parade offers an unmatched lifestyle positioned within short walking distance to local amenities including the Drakes supermarket alongside various speciality and retail shops such as a chemist, hairdresser and barber shop, fitness clubs, liquor store and butcher. The new restaurants, Schnithouse and The Mustard Seed are right at your doorstep, along with Aston Hills' very own cafe 'Susa Kitchen', Edge Early Learning Centre, Regional Sports Hub and more to come with the announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre, all within walking distance. Mount Barker Central can be reached in just 7 minutes and the Adelaide CBD is a stress-free 35 minute freeway drive away. This is truly the perfect place to retire, start a family or soak in the lifestyle. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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). Therefore, interested parties should make their own inquiries and obtain their own legal advice.