

4/117 Main Street, Lobethal, SA 5241



House For Sale

Thursday, 16 November 2023

4/117 Main Street, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Contact Agent

This gorgeous 3 bedroom property is located in the beautiful Adelaide Hills known as the 'Valley of Praise' so named by German Settlers in 1842. Offering a relaxing rural lifestyle with all the conveniences of the city only 35 minutes away. Charming, and deceptively spacious this well presented 3 bedroom brick home was built 2002 (approx), it is tucked away in a peaceful and private location on a no-through road. The property boasts formal and informal living spaces, with a functional kitchen overlooking the back yard and room for a dining table in the separate dining area. The property has lovely natural lighting throughout. Step outside the rear sliding doors and you have the bonus of a good-sized easy care garden area, established plants and greenery. The garage has an auto roller door and internal access to the home, it has been set up as a parking space for your car, or could be an extra living area in the home, it also has custom made built in wall cupboard space. Close to all of Lobethal's amenities, with local cafes, bakeries and shops as well as local schools, sporting facilities and of course cellar doors and wineries. A beautiful setting amongst the rolling hills, yet still close enough to the City. This represents a fabulous opportunity for those yearning a 'tree change' from city living, or ideal for downsize or investment..... don't miss this one! Comprising: * 3 good size bedrooms, main with bay window, built in robes. * Formal lounge room. * Functional kitchen with pantry. loads of bench space and breakfast bar. * Separate dining room or extra living. * 3- way bathroom with full bath and separate shower. * Separate w.c. plus separate large laundry. * Split system air conditioning. * Ceiling fans in living and bedrooms. * Sliding doors with new crim safe security door opens to the extensive back and side garden areas, with established plants/trees for easy low maintenance care. * Garage with plenty of custom built wall cupboards, plus internal entry to the home for added security and convenience. * Bonus of an attached carport to the garage for valuable undercover parking. * Good size tool shed at side of the property. Council rates: \$412.76 (approx.) Adelaide Hills council SA Water rates: \$165.50 (approx.) ES Levy: \$107.35 (approx.) Land size: 419m² Type: Detached Single Storey House Zoning: Country Township (Lobethal) Community Title