

# 4/6 Kenton Valley Road, Lobethal, SA 5241

partners

## House For Sale

Wednesday, 8 May 2024

4/6 Kenton Valley Road, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 550 m2

Type: House



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**\$675,000**

Charming, cosy and beautifully presented 3-bedroom home within walking distance to the centre of the much sought-after country township of Lobethal! This lovely 2014 built home is tucked away in a peaceful and private location at the end of a no-through road. This really is a wonderful home, deceptively spacious inside, with a large garage, wonderful courtyard style garden and all immaculately cared-for. Offering 3 good-sized bedrooms, the main with ensuite and walk in robe; a further 2 with built in robes providing plenty of storage space. Walk down the hallway and you are greeted with relaxed open plan living, kitchen and dining space giving you the perfect blend of comfort and style. Step outside into your alfresco area with a ceiling fan and electric heater making it ideal for outdoor entertaining or just kicking back and relaxing all year round! Outside you have a wonderful mix of fruit trees, garden beds and borders and even a chicken coop. With full irrigation and beautifully cared-for, this is a low maintenance but surprisingly abundant gardener's delight! The spacious double garage allows plenty of room for the cars or storage, with a further 2 spaces on the driveway and an additional further parking space which may suit a caravan or boat. Utilities include mains power and water, gas hot water system, rainwater tanks (30,000 litres storage), and very useful 6.6kW solar system meaning reduced power bills. Enjoy all-year round climate control courtesy of the ducted reverse cycle air-conditioning, with additional gas heating too. 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 superb opportunity not to be missed! Settle and enjoy the best of the fabulous 'Adelaide Hills' rural lifestyle! The wineries are plentiful and you have The Barossa, the Murray River and all the Hills' towns within an easy drive. This lovely property is ideal for all, be it first homeowners, the growing family, early retirees or investors. This really is a fabulous and charming home in a great location, don't miss this gem! Viewings by Appointment or Open Inspection