

# 4 Melody Court, Mount Barker, SA 5251

## House For Sale

Friday, 3 November 2023

4 Melody Court, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1981 m2**

**Type: House**



Nathan Watts  
0408826005

## Expressions of Interest

Inspection Saturday 4th November - Contact Agent for TimeSituating on a large rural living allotment, this spacious family home offers so much more than first meets the eye! Comprising generous-sized light-filled living areas, with large picture windows, this unique & flexible floor plan will suit a growing family, while the spacious kitchen, offering stainless steel appliances plus an abundance of bench & storage space is the hub of this magnificent home. The master bedroom, complete with ensuite & walk in robe is privately positioned at the front of the home, while the remaining three bedrooms offer built-in robes & are all well serviced by a central 3-way bathroom. A large open plan living area overlooks the kitchen, with both a meals area & separate formal dining room on offer, while the upstairs rumpus room/studio provides an abundance of additional living space. Complete with ducted reverse cycle air conditioning for year-round comfort, along with excellent storage space throughout, the property also offers a generous sized solar array & rainwater storage, providing a helpful offset to living expenses. The brilliant pergola, situated immediately adjacent the main living area provides an abundance of outdoor entertaining space which overlooks the established & fully reticulated low-maintenance gardens & magnificent gum tree, while the paved courtyard & extensive lawn area at the rear combine to make this an impressive lifestyle property. Set on a large 1981m<sup>2</sup> (approx.) allotment in a quiet cul-de-sac location, complete with excellent shedding & ample off-street parking, including room for your caravan, boat or trailer, this unique position offers the very best of a rural living lifestyle with the convenience of the freeway interchange & town centre literally minutes away. Prepare to be impressed from the moment you arrive!