

**44 Hampden Road, Mount Barker, SA 5251**



**Sold House**

Wednesday, 23 August 2023

44 Hampden Road, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 670 m2**

**Type: House**

**\$765,000**

Set on a corner block and nestled in attractive gardens, investors and home buyers will find this charming updated stone cottage just perfect! You can enjoy loads of peace and privacy in this three-bedroom, two-bathroom home, located in a family-friendly area with all you need within walking distance. You'll love the stunning original polished timber and bamboo floors, the large windows, and the modern quality appliances in the kitchen. The spacious carpeted bedrooms all have built-ins, fans, and ducted air and the master suite has a door to the main bathroom where there is a separate bath and shower. Plus, the laundry has a separate toilet. The bonus in the layout is a large study or fourth bedroom great for working from home. The open-plan living and dining area is a light and bright space with large windows to view the garden. In the kitchen, there is plenty of bench and cupboard space, stainless steel appliances and an adjoining meals room. Outside you'll love the timber entertainment deck with shade cover and the paved courtyard where you can relax under a spectacular shady Bottle Tree. The home is complete with a lockable garden shed, rainwater tanks, and a video entry system. Plus, you'll appreciate the extra parking available with a double garage and a single carport at the rear. From this address you can simply walk to the nearby new shopping centre, parks and Mount Barker town centre. A great selection of schools are within easy reach, with St Mark's Lutheran School right on the doorstep and Mount Barker High School and Mount Barker South Primary School just around the corner.

**Attractive Features:**

- Three-bedroom, two-bathroom family home
- Open-plan dining and living area with garden views through large windows
- Spacious modern kitchen with plenty of bench and cupboard space, stainless steel appliances, gas cooking and an adjoining meals area
- 3 Spacious bedrooms all with built-ins, and fans
- Master bedroom with direct access to the bathroom
- Large study or fourth bedroom
- Main bathroom has both a shower and a bathtub, as well as a large vanity
- Separate laundry room with shower and toilet
- Bamboo and original timber floorboards and plush carpets in the bedrooms
- Two rainwater tanks
- Video entry system
- Central ducted air-conditioning for heating and cooling the home
- Double garage and a single carport
- Paved courtyard with beautiful shady Bottle Tree
- Timber entertainment deck with shade covers overlooking the backyard
- Established gardens and hedges with paved paths
- Outstanding location

Mount Barker Village Shopping Centre is only 2 minutes away. The nearby unzoned primary schools are Mount Barker South Primary School, Mount Barker Primary School, and Nairne Primary School. The nearby unzoned secondary schools are Mount Barker High School, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, and Eastern Fleurieu R-12 School. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | Mount Barker District Council Zone | TBC Land | 670sqm (Approx.) House | 144sqm (Approx.) Built | 1948 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa