

**45 Zanker Drive, Mount Barker, SA 5251**



**House For Sale**

Thursday, 21 December 2023

45 Zanker Drive, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 833 m2**

**Type: House**



Nicole Walker  
0413498021



Desiree Ebert  
0439043294

## Best offers by 03/01 (USP)

Step into the epitome of comfort and style within this dream home. The internal features seamlessly blend modern living with sophistication, providing an ideal balance of practicality and elegance. Experience year-round coziness with the reverse cycle air conditioning and a charming combustion heater. The stunning kitchen is a chef's delight, harmoniously blends style and functionality with gas cooking, integrated dishwasher, and sleek waterfall benchtops complete with seamless cabinetry. Luxuriate in the stylishly designed bathrooms, and revel in the effortless fusion of style and functionality which is cared through the home. This property features an established front garden, creating a warm and welcoming first impression. The large games area and rumpus room offer endless entertainment or additional living possibilities. Host gatherings and celebrations under the expansive paved pergola, with the added benefit of overlooking a fully fenced kids' grassed area with cubby provides a safe and fun space for play. The convenience of driveway access to the rear carport and shed ensures parking will never be an issue. Internal Features: • Reverse Cycle Air Conditioning • Combustion Heater • Gas Cooking • Seamless cabinetry throughout • Home office • Stylish bathrooms, floating vanities, floor-to-ceiling tiling complete with LED mirrors • Ceiling fans to bedrooms • Built-in robes to Bed 2 & 3 • Integrated dishwasher • Waterfall benchtop to Kitchen External Features: • Established gardens • Rainwater tank • Fenced grass area • Games area/Rumpus room • Shedding • Large, paved Pergola • Driveway access to enclosed Carport • Driveway access to rear shed • Elevated grass area Certificate of Title // 6122/831 Land Size // 833m<sup>2</sup> House Size // 323m<sup>2</sup> Council Rates // \$2440.17 approximately annually Allotment Number // 55 Plan Number // D39100A55 Located in an established pocket of Mount Barker, close and convenient to all amenities this property exemplifies ease of living in the hills. Mount Barker is only a short 25-minute drive to the City of Adelaide. 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). Interested parties should make their own inquiries and obtain their own legal advice.