

# 5 Duchess Court, Mount Barker, SA 5251

## House For Sale

Thursday, 30 May 2024

5 Duchess Court, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



Steve Alexander

0411755985

**Offers close: 18 June at 11am**

This four-bedroom home was built in 2010 and offers a double, side-by-side garage with rear access to the rear garden via a secure roller door. There is additional off-street parking and the flexibility of storing a boat or caravan. The home's rendered front façade features a generous front porch. Inside, the northern light floods the interior of the home. There is a formal living room, and adjacent is the primary bedroom. The bedroom has a pretty view over the front garden, a large walk-in robe, an ensuite bathroom with neutral tones and a large corner shower. Walking down the central hallway, you'll reach the open-plan kitchen, dining, and family area at the rear. This area overlooks the spacious rear garden, where you can watch the kids while preparing meals. The kitchen has stainless steel appliances, including a 4-burner gas cooktop, under-bench oven, and dishwasher. There is a large corner pantry and side access to the undercover verandah. Two sets of sliding glass doors connect you to the all-weather entertaining area and garden, making entertaining a breeze. Three additional bedrooms, all with built-in robes, are serviced by a large family bathroom with a separate bath and toilet. The spacious laundry offers direct internal access to the double garage. Features include:

- Ducted reverse cycle air conditioning
- Filtered water
- Double, side-by-side garage
- Water tank
- Irrigation system to front garden
- Heat/lights in bathrooms

This property has a direct exit onto Wellington Road, which leads straight into the heart of the town and directly onto the freeway, allowing for an easy commute to the city. Stroll to linear parks, ovals, schools and shops. This home offers unbeatable convenience, with the local IGA supermarket, Mt Barker South Primary, and Mt Barker High schools all within easy walking distance.

**\*\* Other Property Information \*\***  
Title Reference: Volume 6049 Folio 275  
Council: Mount Barker Council  
Council Rates: \$2,644.96 pa  
ES Levy: \$112.85 pa  
SA Water: \$74.20 pq