

**50 Adelaide Road, Mount Barker, SA 5251**

Adelaide Hills

**House For Sale**

Wednesday, 13 March 2024

50 Adelaide Road, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1500 m2**

**Type: House**



Sharon Parsons

0417171119

## Best Offers by Tues 26th March at 5pm (USP)

Opportunities like this do not come around too often, this is a fantastic chance to secure a rare 1500sqm (approx.) block just bursting with potential right in the heart of Mount Barker. With multiple opportunities available, this 1900s cottage has potential to run your own business, create a B&B, sub-division / development potential (all stcc) or simply sit back and enjoy your own space with walking distance to the local shopping centres, dining, cafes and everything else Mount Barker has to offer. This old girl with a self-contained extension has all the classic cottage hallmarks just waiting for someone with vision to come along and breathe new life into it and restore its former glory. Stepping through the welcoming front door, you will feel instantly inspired by the character, charisma and all the olde worlde charms of yesteryear. Brimming with many characteristics, the interior features wainscoting panelling to the entrance hall, tall ceilings, timber floors, ornate ceiling roses, decorative cornices, high skirtings, sash windows, timber architraves and leadlight windows. The practical layout consists of an adorable lounge room with slow combustion heater and a charming little window seat with a feature leadlight window. An adjoining eat-in country kitchen features timber cabinetry, overhead shelving and beautiful French doors leading out to the verandah deck. Two generous bedrooms are located at the front of the home, both with built-in robes, cottage sash windows and a gorgeous fireplace in bedroom one. At the rear of the home is an expansive open plan living / family room with its own bathroom, kitchenette and external access to the rear verandah and deck. This area can also be closed off from the rest of the home making it a versatile option as a work from home space, teenage retreat, or separate living quarters for in-laws or guest accommodation. Outside, the sprawling rear garden features gorgeous stone walls, a bridge over a winter creek plus sun dappled lawn areas surrounded by leafy trees and shrubs with bright and cheerful sunflowers providing bursts of colour. Completing this package is vehicle access to the carport and 5 x 5.5 shed with concrete flooring and power, a cute cubby that children will love and use when they are playing hide and seek in the back garden, wood and garden shed plus a chook house for the feathered friends. Enjoy this gorgeous cottage, sprawl out on the dappled sun lawns and take advantage of the perfectly positioned location.