

**51 Cotterdale Avenue, Mount Barker, SA 5251**



**House For Sale**

Friday, 27 October 2023

51 Cotterdale Avenue, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

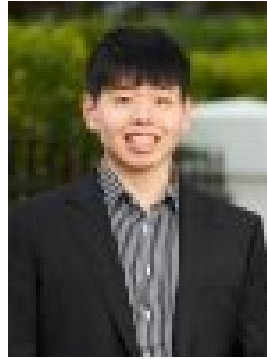
**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$650,000 - \$680,000**

Joining a raft of neighbouring designer properties in this recently developed pocket of Mount Barker rapidly growing in popularity due to its blend of new home affordability and quiet, countryside appeal, 51 Cotterdale will capture the hearts of young buyers looking to start their home-owning journey in style. Gleaming from start to finish, enjoy beautiful honey-toned floating floors gliding across a spacious footprint, and where an inspiring study at entry sets the tone for light-filled functionality, take a few paces down the hallway and be awe-struck by the sweeping open-plan layout creating an elegant hub to entertain or unwind. The long galley kitchen featuring seamless contrast cabinetry showcases wonderful bench top space perfect for socialising while you serve up culinary discoveries or graze away your Friday nights with a bottle of vino and good company. Connecting the dining, lounge and outdoor entertaining with easy alfresco flow, this beautiful all-in-one space instantly elevates your home life. Together with spacious, versatile living options including two generous bedrooms centred around the sparkling main bathroom with separate shower and relaxing bath, superb master extending with a his and hers walk-through robe and luxe ensuite, as well as the as mentioned home office and ducted AC throughout for year-round comfort - this is picture-perfect turnkey finesse without lifting a finger. With all your everyday amenities at arm's reach, from cafés and bakeries, as well as Kmart and a variety of supermarkets a quick 5-minutes from your front door, plus a range of parks, reserves and wetlands for plenty of weekend adventure, along with iconic Hills' villages like Hahndorf, Uraidla and Stirling moments away - seize your dream start in this slice of suburb-meets-country locale.

**FEATURES WE LOVE**

- Sweeping open-plan entertaining area headlined by the designer chef's zone flush with contrast cabinetry, sprawling bench top space and bar, stainless appliances including dishwasher and sleek electric cook
- Effortless alfresco flow to the all-weather outdoor living area framed in a low maintenance courtyard setting with established magnolia trees for a welcome pop of greenery
- Spacious master bedroom featuring WIR and luxe ensuite with striking floor-to-ceiling tiling
- 2 additional generous double bedrooms, both with handy BIRs
- Central and sparkling main bathroom featuring separate shower and relaxing bath, as well as more stylish floor-to-ceiling tiling
- Practical laundry area with storage and zone ducted AC for year-round climate comfort
- Double garage with panel lift door and neat, landscaped frontage

**LOCATION**

- Close a range of manicured parks and reserves, Mount Barker Waldorf School, and Aston Hills Golf Club
- Around the corner from the famous Lobethal Bakery and a quick 7-minutes to Mount Barker central for all your café, shopping and daily essentials
- Less than 15-minutes to Hahndorf, 18 to Stirling and 25-minutes to the Toll Gate

**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.

**Property Details:** Council | MOUNT BARKER Zone | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 300sqm (Approx.) House | 183sqm (Approx.) Built | 2023 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa