

53 Cotterdale Avenue, Mount Barker, SA 5251

HARRIS

Sold House

Thursday, 29 February 2024

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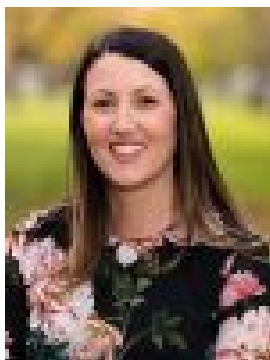
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Tamara Gertig
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\$610,000

53 Cotterdale Avenue defines ultra-private contemporary living. With a spacious floorplan ready to house every era and iteration of your clan with style, and the best of the Mount Barker community and local businesses as your new neighbours, you'll be hard-pressed to find another address so packed with effortless bliss. Light-filled and expansive, an open-plan living area boasts impressive scale, high ceilings further amplified by ceiling-hung curtains. The abundance of space is overseen by designer kitchen, stone-look benchtops, walk-in pantry, and gas cooking unite to create an intuitive workspace, while breakfast bar connects all ones for easy playtime supervision and seamless entertaining. A central study permanently solves the dilemma of where to set-up shop on work-from-home days, while an extensive main bedroom suite is complete with triple windows, luxe ensuite and walk-in robe, delivering an enviable parents retreat for a serene night's rest. Two additional bedrooms with built-in robes are tucked away in their own wing, serviced by a family bathroom with contrast tiling, bathtub, corner shower and separate WC fully equipped to handle the morning rush with ease. Alfresco entertaining is sorted, with freestanding pergola the perfect canopy for playing host on any scale. Wrapped with just enough lush lawn for cartwheel practise without demanding all your downtime spent on garden care, it's the ideal easy-care outdoor epicentre. Walking distance to Cotterdale Reserve and Woolworth for both greenspace and amenities at your fingertips, with a short drive to the heart of Mount Barker providing a plethora of local businesses, sporting clubs, ovals, eateries, cafes and big box shopping. Numerous educational options nearby, including Mount Barker and Mount Barker South Primary Schools, Mount Barker High School and numerous private schooling options. Only 10 minutes to the South-eastern Freeway, and 40 minutes to the Adelaide CBD. Elevated living personified – you'll wonder how you lived anywhere else. More to love: • Secure single garage with internal access • Additional off-street parking • Ducted reverse cycle air conditioning • High ceilings • Separate laundry with external access • Storeroom • Timber look floors and plush carpets • Rainwater tank Specifications: CT / 6256/260 Council / Mount Barker Zoning / MPN Built / 2022 Land / 300m² (approx) Frontage / 10m Council Rates / \$2,704.87pa Emergency Services Levy / \$88.55pa SA Water / \$74.20pa Estimated rental assessment: \$540 - \$600 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mount Barker South P.S, Mount Barker P.S, Nairne P.S, Echunga P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409