

**54 Glenlea Boulevard, Mount Barker, SA 5251**

**House For Sale**

Wednesday, 8 May 2024



54 Glenlea Boulevard, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 598 m2**

**Type: House**



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**\$799,000 - \$849,000**

Team Parkins is proud to introduce 54 Glenlea Boulevard, to the market. Welcome to this inviting home nestled in the heart of the prestigious Glenlea Estate. This modern home boasts four bedrooms, including a spacious master suite complete with an ensuite and walk-in robe. Bedrooms two and three feature convenient built-in robes, offering ample storage space. With an open plan design, the living areas are bathed in natural light, creating a warm and welcoming ambience throughout. The well-appointed kitchen is equipped with a gas cooktop, dishwasher, and plenty of bench and storage space, including a walk-in pantry. Ducted reverse cycle air conditioning ensures year-round comfort, while the alfresco area, provides the perfect setting to relax and entertain while enjoying the picturesque outlook of the lush lawn area. With a double garage and situated on a 598m<sup>2</sup> allotment, this property offers both comfort and convenience for modern family living.

**Internal Features:**

- Master bedroom has a walk-in robe and ensuite.
- Bedrooms 2 and 3 are equipped with built-in robes.
- Bedroom 4 could be transformed into your home office.
- Casual and formal living areas.
- Laundry leads out to a beautiful decked area, perfect for a morning coffee.
- Convenient storage room in the double garage.
- Ducted reserve cycle air conditioning throughout the home.

**External Features:**

- 598m<sup>2</sup> allotment.
- Corner block.
- Gate located in the backyard provides back access.
- 2x rainwater tanks.
- Stunning lawn area, perfect for children or pets.
- Secure yard.
- Alfresco area with ceiling fan.
- 6.6kW solar system with 5.5kW battery backup system.

**Specifications:** CT: 6215 / 903 Council: Mount Barker District Council Land: 598m<sup>2</sup>

The property is located in the quiet and family-friendly area of Glenlea Estate. Only a short commute to Mount Barker Waldorf School and Mount Barker South Primary School. The main shopping hub of Mount Barker is only a 5 minute drive or alternatively, Mount Barker Foodland is a 7-minute drive from the property. Experience the excitement of city living and embark on thrilling adventures in the heart of Adelaide's CBD, all within just 40 minutes.

**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 - property 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. RLA 278947