

**540 Heysen Boulevard, Mount Barker, SA 5251**



**Other For Sale**

Tuesday, 6 February 2024

540 Heysen Boulevard, Mount Barker, SA 5251

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



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## Best Offers By 19/02 (USP)

Welcome to a 2018 build charming 2-bedroom haven nestled in the prestigious Aston Hills Estate. This modern residence seamlessly combines comfort, style, and functionality, making it the perfect abode for those seeking a tranquil yet contemporary lifestyle. Step into an open-plan living space that effortlessly merges the living, dining, and kitchen areas, creating a warm and inviting atmosphere. No work is required with this home; revel in the luxury of fresh paint throughout the home and new carpet and underlay in the second bedroom. This home features modern appliances, including a new Fisher & Paykel dishwasher and a stylish Smeg oven complete with a gas cooktop. Enjoy year-round comfort with ducted reverse-cycle air conditioning throughout the entire home. Low-maintenance living continues outdoors, featuring a solar system, rainwater tank, a new electric hot water service, and a small grassed area. A detached rear carport with a roller door provides peace of mind for secure parking. Unwind in the undercover patio or find solitude in the side courtyard. This home has so much to offer.

**Internal Features:**

- Fresh paint throughout the home
- New carpet and underlay in bedroom 2
- New Fisher & Paykel dishwasher
- Smeg oven
- Gas cooktop
- Ducted reverse cycle air conditioning throughout the home
- Open-plan living
- Built-in mirrored robes to Bed 2 & 1
- Separate WC
- Dual entrance bathroom

**External Features:**

- Secure parking with a detached rear carport and remote-controlled roller door
- Rainwater tank
- Undercover patio
- Fresh paint to the exterior
- Side courtyard
- Low-maintenance grassed area
- New electric hot water service
- 5kW Solar system

Located in the highly sought-after Aston Hills Estate, a thriving community consisting of the Regional Sports Hub, Edge childcare centre, Mountain bike and walking trails. The fantastic announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre are all within walking distance. Surrounded by reserves, trails and a golf course, you can enjoy country living at its finest. Mount Barker CBD can be reached in 7 minutes, and Laratinga wetlands is a short 3-minute drive down the road. The impending connection to the Bald Hills Road freeway interchange means the Adelaide CBD is available within 35 minutes! This is truly the perfect place to retire, start a family or soak in the lifestyle. Don't miss this opportunity to make this impeccably designed home in Aston Hills Estate your own. Contact us today to schedule a viewing and discover the epitome of modern living.

**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). Therefore, interested parties should make their own inquiries and obtain their own legal advice.