

**6 Bollen Road, Mount Barker, SA 5251**

Adelaide Hills

**House For Sale**

Thursday, 9 May 2024

**6 Bollen Road, Mount Barker, SA 5251**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 837 m2**

**Type: House**



Sharon Parsons

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## Contact Agent

Occupying a generous 837sqm allotment and presented in impeccable condition with gorgeous gardens, beautiful living spaces and contemporary finishes, this stylish home provides a fulfilling family lifestyle in a peaceful and desirable pocket of Mount Barker. Full of wonderful spaces, the interior incorporates a plentiful, light-infused lounge room with picturesque views of the pretty front gardens followed by an open-plan kitchen and meals space with French doors flowing to the expansive family/ dining room with gorgeous timber flooring, cosy slow combustion fire and reverse cycle air conditioning, the space is abundant with natural sunlight from a wall of windows also providing a stunning backdrop with views of the outdoors. Perfectly positioned at the heart of the home to service both living areas, the functional kitchen is well-appointed with ample bench and storage space including overhead cabinets and a pantry, double sink and quality appliances including a Bosch oven, Miele dishwasher and separate cooktop. A haven of comfort, the master bedroom benefits with a space-saving walk-in robe, ceiling fan for warmer nights and a heat bank for a touch of extra cosiness in the cooler months. Bedrooms 2 and 3 both feature built-in robes with a spacious family bathroom positioned to service the entire home. Outdoors, the enchanting garden is setup with watering systems and is cleverly designed around a quaint bridge over a fishpond with pathways and organised garden beds filled with an assortment of leafy shrubs, evergreen trees and deciduous species providing stunning colourful foliage in Autumn plus a variety of plants to surprise with bright and beautiful blooms in Spring and Summer. Additional practical features include energy-saving solar panels and rainwater for the gardens (mains water to the home), ample storage solutions with a garden shed and workshop / shed fitted with shelving, lights and power plus covered car accommodation and enclosed rear garden. A detached self-contained studio located at the front of the shed, features an open-plan space with kitchenette and bathroom, providing unlimited versatility as a teenage retreat, guest accommodation or work from home office space. Nestled in a peaceful location, this home benefits immensely with access to nearby Newenham Linear Park and Keith Stephenson Park with walking and cycling trails for lovers of the outdoors to wander and explore. Mount Barker's shopping, cafe and dining precincts, local schools, daycare facilities and the Park n Ride plus freeway access are all only mere moments away. This family-friendly home is the perfect blend of comfort, style and convenience.