

# 6 Sumner Court, Mount Torrens, SA 5244



## Other For Sale

Thursday, 30 November 2023

6 Sumner Court, Mount Torrens, SA 5244

**Bedrooms: 4**

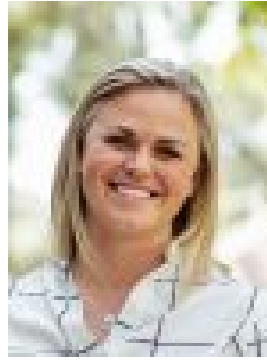
**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Matt Kenny  
0458820101



Ashleigh Kenny  
0423361023

## Best Offer By 12:00 pm December 18th (USP)

Nestled in a peaceful cul-de-sac, this exquisite c2021 Federation-style residence with a bullnose verandah has a charming street frontage and a plush, opulent country charm within. Presented in a captivating Country Hamptons style with soothing grey tones, this home exudes warmth and sophistication. Step inside and be greeted by the grandeur of high ceilings and a vaulted entryway, creating an immediate sense of space and elegance. Immediately to your right, the main bedroom, adorned with a rustic barn door, boasts a walk-behind built-in robe and an ensuite featuring floor-to-ceiling tiling, providing a luxurious retreat within your own home. You'll be greeted by a warm and inviting front lounge room as you turn to the left. This space provides a cozy atmosphere and is perfect for parents who need a moment of peace and quiet away from the hustle and bustle of the rest of the home, where the kids can play and have fun. The heart of this haven is the enormous kitchen - a paradise for any cooking enthusiast. This space is designed for culinary creativity and is equipped with a wide gas cooktop, a lengthy island bench, and a convenient butler's pantry. Perfect for those who love to entertain, this space will become the hub of your family's activities. And with a butler's pantry and two undercover outdoor entertaining areas, you'll have all the space you need to host the perfect gathering. Three living areas throughout the home offer versatility and room for relaxation, including a games room at the back, perfect for indulging in your favourite pastimes. The open-plan family/kitchen/dining area seamlessly connects, providing a welcoming atmosphere for gatherings and entertaining guests. All bedrooms feature built-in robes, and the three-way bathroom ensures convenience for the whole family. Enjoy the comfort of ducted reverse cycle air conditioning throughout, providing the perfect climate year-round. For cozy winter nights, a Canadian 'Alderlea' combustion wood fire adds warmth and a touch of rustic charm. But it's not just about the inside of the home. An alfresco area at the rear of the home offers a delightful space to unwind, complete with pull-down screens and picturesque views of the reserve at the rear - accessible through a private gate. Or retreat to the alfresco area through the glass sliding doors off the dining room - a great place to entertain outside whilst staying close to the main living area and kitchen. Additional features include a store room, a shed perfect for storage or as a workshop, comfort glass for added insulation, a mains water supply, and the convenience of bottled gas. Plus, embrace sustainability with the included solar system. Situated in one of the Adelaide Hills' most beautiful towns, meticulously maintained and beautifully presented where luxury, comfort, and style converge seamlessly and all an easy drive to all you need:

- 1-minute drive to Mount Torrens main street
- 10-minute drive to Woodside & Lobethal
- 25-minute drive to the SE Freeway
- 30-minute drive to Mount Barker
- 45-minute drive to Adelaide CBD

What makes this property special?

- Well-proportioned, near new family home
- Three living areas
- Opulent main bedroom with barn door, WIR and ensuite
- Three additional bedrooms with BIR's
- High ceilings and vaulted entryway
- Ducted RC AC and Canadian 'Alderlea' wood combustion fire
- Two Alfresco areas under the main roof
- Gorgeous park views at the rear
- Low-maintenance garden
- Drive through double garage and shed
- Solar PV system

CT | 6229/323 Title | Torrens Built | 2021 Land Size | 1,010 sqm approx. Zoning | Neighbourhood Council Area | Adelaide Hills Council Rates | \$TBC p/a approx. \*Emergency Services Levy | \$160.35 p/a approx. SA Water Supply | \$74.20 p/q approx. \*Includes CWMS (Sewer) You must not rely on information in this publication. Always seek independent advice.