

**7 Baverstock Court, Kanmantoo, SA 5252**



**House For Sale**

Wednesday, 3 January 2024

7 Baverstock Court, Kanmantoo, SA 5252

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Best offers by 15/01 (USP)

Prepared to be amazed by this exceptional example of modern elegance and country living. A meticulously presented 2017 built Sterling home spanning over a well-manicured 1503m<sup>2</sup> allotment. From first glance you will no doubt be in awe. Upon entry the sheer class of this build is apparent. Greeted by a large open living space with picture perfect Travertine tiles, 9ft ceilings and a cosy slow combustion heater, you'll feel at home in an instant. With picturesque views of neighbouring farmland and seamless internal/outdoor living spaces, the opportunities are indeed plentiful. Consisting of 4 bedrooms, 2 bathrooms and 5 car garage space, it truly does tick all the boxes. Internal Features:- Travertine Tiles- Plantation Shutters- Caesar Stone bench tops- 750mm stove top- Dishwasher- Ceiling Fans in all Bedrooms- Combustion Heater- Split System Air Conditioner- Floor to Ceiling Tiles in both Bathrooms- His & Hers Vanity in Ensuite- Executive Master Suite with Walk in Robe- Linen Closet- Well insulated internal walls External Features:- 12m x 6m Shed with Hoist- 3.6m high clearance to shed- Mezzanine storage area in shed- Drive-through Access to Shed- 7.9kW Solar System- Paved Outdoor Entertaining Area- 20,000L Rainwater- Fruit Trees including Dwarf Banana, Dwarf Apricot, Dwarf Lemon, Dwarf Nectarine, Dwarf Apple, Pear, Cherry, Plum, Avocado, Orange, Tangelo, Mulberry, Sultana Grape Vine and Passionfruit Kanmantoo offers the peace and tranquillity of rural living and is only a 20-minute drive to Mount Barker and 20-minute drive to Murray Bridge. You are centrally located between the two. This home is located in an established pocket of Kanmantoo - all you have to do is simply move in and enjoy! Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.