

# 7 Tate Avenue, Mount Barker, SA 5251

Adelaide Hills

## House For Sale

Thursday, 4 April 2024

7 Tate Avenue, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 710 m2**

**Type: House**



Sharon Parsons

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**\$700,000 - \$750,000**

Beautifully presented and neatly tucked away opposite a leafy reserve, this wonderful 4-bedroom plus study family home is the epitome of modern family living and ultimate convenience. Blending style and comfort, the home offers great design of generous, light-filled proportions complemented by many quality finishes and practical features. Showcasing a flowing and functional layout, the interior begins with a welcoming front entrance and a formal living room followed by an expansive open plan family, dining and kitchen plus a spacious study. Well-appointed, the kitchen features quality stainless steel appliances, generous bench space, ample storage options including a pantry and a substantial breakfast bench, perfect for uninterrupted social interactions with family and guests. The study also adds versatility to the layout and is easily adaptable as a fifth bedroom. Large windows provide ample natural sunlight and capture views of the beautiful established gardens. Sliding glass doors create a seamless transition between indoor and outdoor living by connecting the interior to the large covered and paved outdoor entertaining area providing an ideal setting for gatherings and alfresco dining. Of the four bedrooms, the master suite is located at the front of the home and boasts dual walk-in robes and an ensuite for added privacy and comfort. The additional 3 bedrooms all feature their own robes and are serviced by a central family bathroom with separate bath and shower, adjacent vanity area with ample storage and a separate toilet. Practicality meets comfort with the inclusion of ducted reverse cycle air conditioning and an abundance of storage solutions throughout, energy-saving solar panels and roller shutters to the rear windows. A double garage under the main roof is equipped with automatic roller doors, direct access to the home and sliding glass doors provide access to the outdoor entertainment area. Double gates allow access to the rear garden and offer additional parking space for the storage of a trailer, campervan or boat. Outdoors, the spacious and enclosed rear yard features lovely established gardens with meandering pathways bordered by pretty cottage gardens, raised vegetable garden beds and a variety of established fruit trees including apples, nectarine, peach, plum and quince to name a few. To top it off, there's a 3 x 3 garden shed with concrete floor neatly tucked away to take care of gardening equipment or extra storage. Lovers of the outdoors will enjoy making good use of the nearby Laratinga Wetlands, abundant with walking and cycling trails plus the Aston Hills Golf Course is only a stone's throw away. This fantastic address is perfectly positioned for convenient access to public transport, close by freeway access and only minutes to Mount Barker's multiple shopping, dining and entertainment precincts.