

**77 Old Mount Barker Road, Stirling, SA 5152**

**HARRIS**

**Sold House**

Friday, 3 November 2023

77 Old Mount Barker Road, Stirling, SA 5152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 3687 m2**

**Type: House**



Taylor Bishop  
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**\$1,100,000**

Perched on just shy of an acre of scenic Stirling earth (3,687sqm to be exact), the joy this c1946 weatherboard evokes is truly one-of-a-kind, granting complete satisfaction in its current state for tenants and owner-occupiers whilst offering ample scope for reimagining if a new build is part of your future dreams. Destined for more than your run-of-the-mill three-bedder, 2,000sqm of flat land delivers the foundation for a magnificent extension or construction of your considerable family manor - there really are no limitations encumbering this prized parcel. A sweet yellow door grants entry to an interior brimming with rustic magic upon Baltic pine floorboards, bringing contemporary country-style living to your everyday. The versatile interconnecting footprint converges upon a light-filled open plan hub, with a remodelled kitchen at the helm to not only admire but spark culinary creativity. Boasting Euromaid 900mm freestanding oven, gas cooktop, Westinghouse dishwasher and a timber-clad expanse of island bench - there's plenty of space to gather, graze and stash every appliance within concealed built-in storage. Spend family dinners catching up on the events of your day whilst staring out over the canopy of trees from the huge picture windows of the dining, making the most of coveted north-facing orientation and basking the entire area in iridescent natural light. Evenings will be well spent with your feet up on the lounge, toasting your toes by the wood-burning fireplace - the magic of a quintessential hills' life in a nutshell. Wake up slow within one of the three carpeted bedrooms cleverly configured to accommodate a growing family - or flip the footprint and take the front lounge from an additional living area to a playroom, home office or master-adjointing parents' retreat. Both the main bathroom and laundry have been updated to adhere to modern style, joined by a second toilet/shower to take functionality to that next family-friendly level. Out back, the flat extension of abundant land grants ample green space to spark kids' creativity, a boundless arena for them to play the day away in their mud kitchen, cubby house and trampoline - there is room for it all plus more. From here, the verdant and irrigated rear slopes down to fresh landscaping, with a tranquil mix of native and exotic trees filling the area across the bottom of the property and up along the fence line, adding to that exquisite inside outlook. Completely elevating the comfort and functionality of the home, fastidious updates span fresh paint to the interior and exterior, internal doors and frames, new light and window fittings, creation of a designated laundry, and installation of wall-to-wall cupboards to dining area inside, with enviable new landscaping across the allotment, complete with automated irrigation and BioCycle Septic system, wrapping the exterior in harmonious bliss. The 'country feel' of the location is matched by the complete convenience of a simple and speedy 15-minute CBD commute via the SE Freeway, while closer to home Stirling Village and local Farmers Markets will tick off your shopping list items and keep your fridge consistently stocked with fresh provincial produce. From the old oak of the front yard to the towering gums over the northern boundary, you will find a tranquillity in the immersion of local nature and bountiful wildlife. So, what is the next chapter for 77 Old Mount Barker Road? You decide... Adding to the opportunity:

- Gated driveway
- Ample off-street parking
- Plenty of powered and concrete floored shedding offering business potential (STCC)
- Renovated from top-to-toe
- Ample built-in storage to kitchen/dining
- Ducted R/C air conditioning
- Instant gas HWS
- Irrigated rear gardens
- Biocycle septic system added October 2023
- 200m to public transport
- Walking distance to Stirling East Primary

Specifications: CT / 5561/398 Council / Adelaide Hills Built / 1946 Land / 3687m<sup>2</sup> Council Rates / \$2,812.44pa Emergency Services Levy / \$127.10pa Estimated rental assessment / \$650 - \$750 per week / Written rental assessment can be provided upon request Nearby Schools / Stirling East P.S, Crafers P.S, Aldgate P.S, Heathfield P.S, Bridgewater P.S, Heathfield H.S, Oakbank School, Urrbrae Agricultural H.S 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). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409