

8/19 Power Court, Mount Barker, SA 5251

ADCOCK

Sold House

Tuesday, 15 August 2023

8/19 Power Court, Mount Barker, SA 5251

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 445 m2

Type: House



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\$440,000

Modest today, amazing tomorrow – it all starts with a 2-bedroom home, an entry-level price tag, and your rocking plans to knock its socks off. In its quiet Mount Barker pocket, Power brings the goods. But this 1998-built home is a step ahead courtesy of comforting inclusions such as 3.48kW of solar, easy-care timber-look floors, a refurbished bathroom, split system comfort and an elevated return veranda to really sweeten the appeal; that's if the blank canvas backyard on a 445sqm allotment isn't already sweet enough... As it stands, it's a more than functional floorplan. The opening lounge leads with floor to ceiling glass panes; dining/kitchen zone follows with its ceiling fan and stainless wall oven and cooktop; keen for a chic new look. Bedroom 1 has robes and ceiling fan, whilst bedroom 2 sits beside the first; both boasting full-scale windows and located opposite the laundry, that crisp fresh bathroom, and valuable second toilet. And for the downsizer or first-time buyer with a bike, boat, or trailer, what fun you'll have making use of its ample shedding with rear vehicle access, along with annexed storage; not to mention the bonus front carport providing coverage for the caravan. It's starting to sound like a great beginning... And as for its spot on the map, enjoy those easy minutes to the Mount's heart, Laratinga Wetlands and walking trails, St Francis De Sales College, or a freeway city dash in around 35 minutes. This is affordable privacy on a compact country parcel. Don't deliberate too long – we know you're compatible. Make it special; make it yours: C1998 2-bedroom cottage style on a 445sqm community titled allotment Quiet, no-through court privacy 3.48kW solar efficiency (12 x 290w panels, installed 2018) Refurbished bathroom Split system R/C A/C comfort Moments to Foodland, Harvey Norman & St. Mark's Primary School A wander to Keith Stephenson Park Mere moments to the Laratinga Wetlands and St. Francis De Sales College. 15-minute walk to Gawler Street (or a 3-minute drive) And more... Property Information: Title Reference: 5878/424 Zoning: Neighbourhood Year Built: 1998 Council Rates: \$TBA per annum Water Rates: \$70.80 per quarter Community Fees: Admin Fund \$500 per annum & Sinking Fund \$100 per annum Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy.* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.