

**9 Barker Avenue, Tea Tree Gully, SA 5091**



**Sold House**

Thursday, 17 August 2023

9 Barker Avenue, Tea Tree Gully, SA 5091

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 673 m2**

**Type: House**



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**\$650,000**

Situated in a much sought-after foothills suburb of Tea Tree Gully, this family home, on a generous allotment size of 673m<sup>2</sup> (approximately) is sure be the opportunity you have been waiting for. Feature stone walls with raked ceilings and timber look floors, complete with an adaptable split-level floor plan, make this home truly unique. The spacious lounge is filled with natural light and has a cosy combustion heater perfect for those cold winter nights and also offers double door access to the verandah and yard. Step up to the updated modern kitchen with stone benchtops, ample cabinetry and an all important breakfast bar. The three bedrooms are generous in size and are finished with built in robes. All are conveniently located to the functional family bathroom with separate toilet. A full size laundry with plenty of storage completes this upper level. Take the stairs down to the main bedroom with large walk in robe and double doors that open to the backyard. Hidden downstairs is a large rumpus room with additional storage, its own deck and pergola. This adaptable space could also be perfect for a pool room, home office or teenage retreat. The home comes complete with 20 solar panels to save money of those ever increasing electricity costs! Act quickly, this is an exceptional offering that will not last long and a great opportunity to secure a fantastic family home. Community Title Plan 24019 To find out more, call Darren & Sarah today. 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 inquiries and obtain their own legal advice.