

13 Matilda Boulevard, Mount Barker, SA, 5251



House For Sale

Friday, 30 August 2024

13 Matilda Boulevard, Mount Barker, SA, 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Sam Borg

0459426211

An Architectural Masterpiece Offering Unparalleled Luxury

Experience unparalleled luxury in this architecturally inspired residence, crafted in 2024 to epitomize modern sophistication and effortless elegance. This home is more than just a dwelling; it is a statement in impeccable design, perfect for discerning families and couples who seek to transcend the ordinary. No detail has been overlooked in this bespoke masterpiece, meticulously designed to offer an extraordinary living experience. The residence is presented in pristine condition, catering to those with the highest standards. Why wait to build when perfection is already at your fingertips?

Positioned on a well-manicured 600m² allotment, this well executed split-level home offers the ultimate luxury of 4 bedrooms, 2.5 bathrooms, 2 expansive living areas, and 2 car garage, making it a truly exquisite masterpiece.

As you step inside, you are immediately welcomed by the timeless elegance of French-laid travertine flooring, complemented by soaring 3-meter ceilings and sophisticated feature lighting. The abundant natural light fills the space, creating an inviting atmosphere that captivates from the very first moment.

The executive master suite, located at the front of the home, is a sanctuary of comfort and style. A trademark panelled wall oozes with character and is complemented by a spacious walk-in robe with ample storage, a lavish ensuite bathroom - complete with stone benchtops, heated towel rails, and opulent floor-to-ceiling tiling.

At the heart of the home lies a stunning open-plan kitchen, dining, and living area, purposefully designed for hosting and entertaining. Here, you'll find a culinary haven featuring a sizable butler's pantry, exquisite stone benchtops, 900mm oven, elegant feature lighting, high-quality tapware, 2-pack soft-closing cabinetry, a pot filler tap, and a chic under mount sink. Every detail is crafted to inspire culinary creativity and togetherness.

The residence offers the versatility of two distinct living areas, one of which includes a private study nook. Both spaces are bathed in natural light and framed by scenic views, providing an ideal setting for relaxation, productivity, or entertaining in comfort and style. Downstairs you can seamlessly transition from indoor living to outdoor entertaining through the sliding door, leading to a large, covered 7.3m x 3.5m alfresco area.

Every fixture and fitting has been carefully selected to elevate the living experience, with premium built-in storage that will leave your guests in awe. Luxurious high-quality carpets and durable 7mm hybrid flooring ensure the family and guests feel at comfort on feet.

The smartly designed landscape is equally impressive, with low-maintenance plantings and manicured lawns, all maintained effortlessly by a fully automated irrigation system.

Internal Features:

- Feature electric fire fireplace
- High-quality carpets in bedrooms
- Built in robes to all bedrooms
- Study nook in 2nd living
- Low E glass to front windows and double glazed at the rear.
- R/C ducted zoned air conditioning
- Expansive butler's pantry
- High ceilings
- Blinds throughout
- 2 pac, soft close cabinetry in kitchen
- 900mm oven
- Bosch dishwasher
- Pot filler right above stove

- Stone benchtops
- Quality fixtures and fittings
- Ample storage throughout the home
- Executive master suite with ensuite - inclusive of rainfall showerhead plus detachable hand shower, heated towel rails as well as walk-in robe with ample storage
- Bathrooms with the highest quality fixtures and fittings as well as stone bench tops
- Main bath with deep soaking bathtub
- Spacious laundry with copious amounts of storage
- Separate downstairs toilet/powder room ideal for indoor and outdoor entertaining

External Features:

- Automatic panel lift door
- Views of Mount Barker Summit
- 7.3m x 3.5m tiled alfresco area
- Exposed aggregate driveway and paths surrounding the house
- Well-designed and easily maintainable gardens
- Fully irrigated lawns and gardens
- Deep pan roofing

Mount Barker is the perfect blend of country town lifestyle, with all of the urban conveniences on tap. Immaculately presented throughout, this property will suit those looking for a well-located, low-maintenance property.

Neighbouring estate, Aston Hills is a thriving community consisting of the Regional Sports Hub, Edge childcare centre, Mountain bike as well as walking trails. Also on offer are locally-owned cafes, restaurants, hairdressers, gyms and a supermarket, all simply at your fingertips.

The fantastic announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre are all within walking distance. Plans of schooling and the shopping district are sure to complete this estate, creating a lifestyle you will not wish to leave.

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.