

**20 Dumas Street, Mount Barker, SA 5251**

**HARRIS**

**House For Sale**

Wednesday, 26 June 2024

20 Dumas Street, Mount Barker, SA 5251

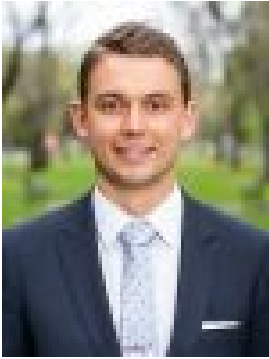
**Bedrooms: 3**

**Bathrooms: 1**

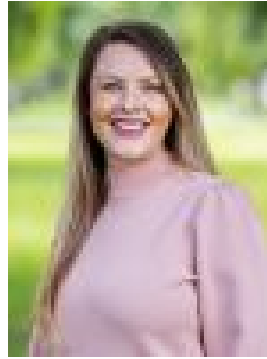
**Parkings: 2**

**Area: 381 m2**

**Type: House**



Jack Hodgson  
0423029621



Elle Seaman  
0434644856

**\$390k-\$425k**

Welcome to your new home! Nestled in a quiet pocket of Mount Barker, this delightful residence offers a blend of comfort, convenience, and character. You couldn't ask for a better location. Situated just a stone's throw away from Wallis Cinemas, the library, TAFE SA, and the Dumas Street Park 'n' Ride, this home ensures that everything you need is within easy reach. Enjoy the ease of access to entertainment, education, and transportation facilities, all just minutes away from your doorstep. The thoughtfully designed layout caters to comfortable living, whether you're unwinding with a good book, enjoying family time, or entertaining friends. The spacious rooms and inviting ambiance make it easy to feel right at home. The original floorboards are more than just a feature; they are a piece of history. These floors have witnessed countless stories over the years, adding character and authenticity to the home. Their timeless charm enhances the overall aesthetic, making every room feel unique and full of life. This property is an ideal investment or first home, appealing to both savvy investors and first-time buyers. Whether you're looking to expand your real estate portfolio or create cherished memories in your own space, this house is perfect for you. The combination of its prime location and comfortable living spaces ensures it's a wise choice for any homeowner.

Specifications: CT / 6176/230 Council / Mount Barker Zoning / HDN Built / 1972 Land / 381m<sup>2</sup> (approx) Frontage / 16.76m Council Rates / \$1808pa SA Water / \$91.21 p/q Estimated rental assessment: \$390 - \$425 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mount Barker P.S, Mount Barker South P.S, Nairne School - Preschool and Primary, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School 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 | 22640