

**36 Hampden Road, Mount Barker, SA, 5251**

**ADCOCK**

**House For Sale**

Monday, 28 October 2024

36 Hampden Road, Mount Barker, SA, 5251

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



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## **Stylish flexibility ready for family, on call for St. Mark's School.**

Sturdy and ready for anything. That's the vibe this 1960s double-brick home extends from its home theatre conversion to its study nook and gabled all-weather rear deck.

Bring the crowd.

On a leafy 710sqm allotment, the 4-bedroom home flaunts a brand new 6.6kW solar system, 2.7m ceilings, enough spruce to excite the first-to-buy family and enough flex to keep them happy for as long as this solid home keeps shining...

United by timeless whites, the 4-bedroom floorplan bends the rules according to your needs, and just walking minutes to St. Mark's Lutheran School and Mount Barker's historic main street, adds lifestyle perks to envy.

For those wanting instant kitchen satisfaction, it's here – chic barn door included – giving you modern function, essential all-electric stainless appliances, a central prep island and casual meals connection with a sunlit, backyard gaze.

That barn door opens to multiple panes of daylight infusing the rear sunroom/family zone; versatility that looks up to mini orb ceilings and out for French door external sway ahead of the backyard and alfresco.

It's a privilege to host friends, and the good-sized deck says bring it on, seated or standing, where kids are welcome and watched, with views over the shaded and grassed backyard.

For homework or the home business, you'll close the door on a private study; for gaming, sleepovers, or big screen movie nights, the attached lounge-turn-theatre does whatever you ask.

In central, sequential order is the bathroom, WC, and large laundry; the latter two given 2-way access for the bedrooms and living, the laundry sized and placed for mudroom functionality.

Those extra one-percenters include ceiling fans, combustion fire, and split system comfort, side-by-side off-street parking, and an easy freeway to city commute.

It will be hard to beat. For the first-to-buy, your first exciting step starts here.

A step-up to valuable flexibility:

Up to 4 bedrooms or 3 living areas

Exceptional floorplan flexibility

Garden shade & play-ready lawns

2.7m ceilings (approx.)

Rear family room/sunroom with combustion fire & ceiling fan

Practical & private rear study

Brand new 6.6kW solar system

Gabled alfresco entertaining

Backyard woodshed, storage & garden shed

Mains water | Common effluent

Walk to historic Gawler Street

Brilliant family position opposite St. Mark's Lutheran School

Easy freeway commute to the CBD in approx. 35 minutes

Currently tenanted at \$450 per week on a periodic lease

And more...

Property Information:

Title Reference: 5785/651

Year Built: 1963

Council Rates: \$3,137.40 per annum

Water Rates: \$78.60 per quarter

\*Estimated rental assessment: \$550 - \$580 per week (written rental assessment can be provided upon request)

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\*Please note: some images have been virtually staged to better showcase the true potential of rooms/space and to respect occupiers' privacy. The lawn has also been enhanced for illustration purposes.

\*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 measurements 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.