

**4/66 Mount Barker Road, Stirling, SA 5152**

**HARRIS**

**House For Sale**

Wednesday, 3 July 2024

4/66 Mount Barker Road, Stirling, SA 5152

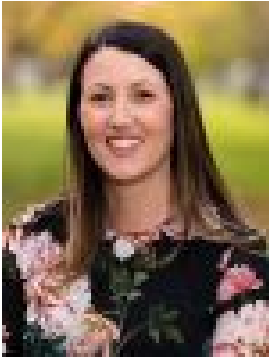
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 202 m2**

**Type: House**



Tamara Gertig  
0401219706

**\$950k-\$1m**

Best offers by Tuesday the 16th July at 10:00am (unless sold prior). All the lifestyle of Stirling with minimal upkeep, 4/66 Mount Barker Road is the best of both worlds wrapped up in a truly impressive package. A contemporary exterior with vertical detailing wraps a dynamic floorplan set over three levels. To middle floor, an expansive open plan living area is lined with picture windows and French doors, vast balcony framing vistas across the treetops to the oval. Northern orientation guarantees maximum sunrays year-round, creating the ultimate all-seasons, all occasions epicentre for summer entertaining, watching the autumn tones wash over, gazing over the winter sky, or spotting the first spring growth. Brick-stack subway tiling, waterfall stone benchtops, and contrast cabinetry layer style over a sleek modern kitchen, while a full-suite of stainless-steel appliances grant substance to match, island bench enabling seamless flow and zero interruptions to that outlook. To top floor, an additional living area expands space to spread out and offers scope to set up a bespoke office for work-from-home days simultaneously. An extensive main bedroom boasts upscale ensuite and walk-in robe, stepping out to secret courtyard for an enviable private retreat. Two additional spacious bedrooms share the views and offer plenty of scope to adapt exactly how you like, family bathroom servicing both with floor-to-ceiling contrast tiling, stone-topped vanity, and rainfall shower. To lower floor, a double garage promises an effortless homecoming, while dedicated laundry, powder room, and under stairs storage complete the footprint with further liveability. Direct Oval access ensures you'll never be late for a footy match or the pageant, while it's a short commute by foot to the main street for a plethora of cafes, eateries, specialty shops, and services, as well as the heartbeat of Stirling, the Stirling Hotel, for summer sips on the deck, winter reds by the fire, and the best pub dining in the Adelaide Hills. If you do need to venture out, it's only a quick 15-minute drive to the CBD via the South Eastern Freeway, while 15 minutes in any other direction delivers you to the world-class wine regions of the Adelaide Hills for cellar door tastings. Low on maintenance, big on living – your next era has never looked better. More to love: • Private placement at the end of a cul-de-sac • Direct gated access to Stirling Oval • Double garage with auto panel lift door • Ducted reverse cycle air conditioning • Downlighting • Security system • Tiled floors and plush carpets Specifications: CT / 5956/135 Council / Adelaide Hills Zoning / SN Built / 2006 Land / 202m<sup>2</sup> (approx) Council Rates / \$pa Strata/Community Rates / \$pq Strata/Community Manager /Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$730 - \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Stirling East P.S, Crafers P.S, Heathfield P.S, Aldgate P.S, Bridgewater P.S, Heathfield H.S, Urrbrae Agricultural H.S, Oakbank 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 | 226409