

40 Amblemead Drive, Mount Barker, SA 5251

House For Sale

Tuesday, 2 July 2024



40 Amblemead Drive, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 425 m2

Type: House



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\$775,000 - \$815,000

Best offers by 5pm Wednesday the 17th July (Unless Sold Prior) Only so often does an opportunity such as this present itself. Newly constructed by Weeks Homes, this steel framed, custom split level design is positioned in the peaceful Amblemead Estate on a fully landscaped and low maintenance 425m² allotment within walking distance of the new Woolworths Mount Barker South Shopping Complex and the Cotterdale reserve. This modern family home offers quite the grand entrance with the master suite and extended garage on the first level, three bedrooms notably above average in size with built-in wardrobes along with the extensive main bathroom on the second level, all flowing through the wide, spacious hallway down the staircase to the second living/theatre room, and the open plan kitchen, living and dining area. Carefully and strategically planned prior to the build process, the home is equipped with ducted reverse cycle air-conditioning, double glazed windows and sliding doors, fully insulated throughout for all-year-round comfort combined with an elegant colour palette throughout. The low maintenance yard boasts a garden shed, steel tank with a pump for rainwater storage and the tiled alfresco overlooking the easy-care rear lawn. Whether you're a first home buyer looking to take advantage of the first home owners grant and stamp duty exemptions, or if you are on the hunt for the perfect upsize or downsize option, this brand new home is the ideal choice for a low maintenance and luxurious lifestyle. All the hard work has been done and the property is immediately available for its very first homeowner to move in and enjoy. Some added benefits include:

- First home owners grant (FHOG) subject to eligibility.
- Stamp duty relief for first home buyers.
- 25 Year Structural Guarantee.
- Maintenance Period until mid-September. This quality home offers but is not limited to:

- Wide entrance hallway.
- 179m² of living space.
- 9ft ceilings throughout.
- Ducted and zoned reverse cycle air conditioning.
- Double glazed windows and sliding doors.
- Upgraded carpets and timber laminate flooring.
- Master suite with a deep walk-in wardrobe.
- Spacious en-suite with a raised vanity and stylish fixtures and fittings.
- Oversized bedrooms, all with built-in wardrobes, block out curtains and linen roman shades.
- Extensive main bathroom with an extra-large bathtub, raised vanity and stylish fixtures and fittings.
- Hand rails to the stairway.
- Two-tone kitchen with a breakfast bar, pantry and plenty of drawers and bench space.
- Timber venetian blinds to kitchen windows.
- Fisher & Paykel dishwasher, 5x burner gas cooktop, 900mm oven and range hood.
- Open plan living and dining room with sheer curtains to windows and sliding door.
- Theatre room or second living with a sheer curtain to the clerestory window.
- Laundry with a 3rd toilet and linen storage.
- Tiled alfresco.
- Low maintenance front and rear yard with an easy-care lawn.
- Deep 6.38m x 5.88m double garage with an auto panel lift door.
- Side access to the rear yard.
- 3000L of rainwater storage with a steel tank and pump (plumbed to the toilet).
- Large garden shed.
- Mains water, power and sewer.
- NBN (FTTP).

Conveniently located in the highly sought-after Adelaide Hills suburb of Mount Barker, offering excellent restaurants, shopping centres, cafes, Wallis cinema, playgrounds and reserves plus close proximity to local schools, all public transport options and the Mount Barker District Soldiers' Memorial Hospital. The Adelaide CBD is also available only within 30 minutes. So, whether you are looking to retire, invest, start a family, or soak in the lifestyle, this is surely one to fit the bill. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. 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.