

42 Grasmere Avenue, Mount Barker, SA, 5251



House For Sale

Thursday, 24 October 2024

42 Grasmere Avenue, Mount Barker, SA, 5251

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

A premium, modern townhouse with direct views of the Mount Barker Summit

Best Offers By 12pm on Tuesday the 5th November 2024 (Unless Sold Prior)

Damon Brohier and Jordan Kuchel of Ray White Mount Barker are proud to introduce this premium, contemporary townhouse with all the modern luxuries you would expect along with the added bonuses of a double garage and solar, situated at the end of a stylish row having only one adjoining neighbour. This is certainly not one to miss.

Having purchased the home off the plan and finalising the design and finishing touches, the owners have occupied the home since the property was built and has been carefully maintained and well looked after throughout its life. Boasting immaculate buffalo turf and Japanese box hedges in the front garden and around the side of the home, low maintenance backyard with garden beds and a paved entertaining area, and a semi enclosed double garage with high private fences and rear laneway access.

The home offers a rare desirable feature of the master bedroom being located on the ground floor with an en-suite or two-way bathroom flowing through to the open plan living, dining and kitchen area. The modern kitchen is equipped with stone bench tops, dishwasher, gas cooking, breakfast bar, and plenty of cupboard and bench space which overlooks the large open plan living and dining room.

On the first floor it opens up to a large rumpus room and balcony which have direct Mount Barker Summit views. The main bathroom includes a bath tub, raised vanity, a rainfall shower head and a linen closet just outside the bathroom, while the two upstairs bedrooms are each supplied with a walk-in wardrobe with drawers, shelves and hanging space.

Whether you're looking for your first home, upsizing, downsizing or simply after a change of lifestyle, this home offers a brilliant opportunity to break into an ever-popular Mount Barker community. All the hard work has been done and the property is immediately available to move in and enjoy.

- 3.3kW Solar system with micro inverters
- 9ft ceilings and 2400mm doors on ground floor
- Ducted reverse cycle air conditioning
- Upgraded insulation throughout the walls and ceilings
- Stylish kitchen with stone bench tops and breakfast bar
- Dishwasher, gas cooking, pantry and plenty of bench and cupboard space
- Master bedroom on ground floor with a walk-in wardrobe
- En-suite or two way bathroom on ground floor with a rainfall shower head
- European laundry
- Fly screens to all windows and sliding doors throughout
- Roller blinds throughout
- Storage under stairway
- Linen press
- Upstairs rumpus room with a study nook
- Bedroom 2 and 3 with a walk-in robe including drawers, shelves and hanging space
- Paved entertaining area with raised good neighbour fences for privacy
- Semi-enclosed double garage with a panel lift door
- Ornamental ruby flare plum tree either side of the garage
- Rear laneway access to the double garage
- Manicured front patio with buffalo lawn, a crab apple tree and Japanese box hedges
- Subsurface irrigation through lawns
- Mains water, power and sewer
- NBN (FTTP)

Located in the desirable Aston Hills estate, 42 Grasmere Avenue offers an unmatched turn-key lifestyle with immediate access to local amenities including the Drakes supermarket alongside various speciality and retail shops including a chemist, hairdresser and barber shop, fitness clubs, liquor store and butcher.

The new restaurants, Schnithouse and The Mustard Seed are right at your doorstep, along with Aston Hills' very own cafe and restaurant 'Wok The Duck', Edge Early Learning Centre, Regional Sports Hub and more to come with the announcement of the new Aquatic and Leisure Centre and the new Summit Universal Health Centre, all within walking distance. Mount Barker Central can be reached in just 7 minutes and the Adelaide CBD is a stress-free 35 minute freeway drive away. This is truly the perfect place to retire, start a family or soak in the lifestyle.

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). Therefore, interested parties should make their own inquiries and obtain their own legal advice.