

# 44 Grasmere Avenue, Mount Barker, SA, 5251



## House For Sale

Wednesday, 14 August 2024

44 Grasmere Avenue, Mount Barker, SA, 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clint Ray

0419244502

## Neat Three-Bedroom Property in Ideal Mount Barker Location!

Welcome to 44 Grasmere Avenue, this beautifully presented home and ideally situated within the Aston Hills Estate. Located within walking distance to local shops, gyms, and cafes, this property combines convenience with modern living. This property is ideal for those seeking an investment or for a first home.

The home is set on a corner allotment, offering the added benefit of parking off the main road within the double carport. As you enter, you'll be greeted by a spacious, wide entryway that sets a welcoming tone for the property. Continuing through the home, you'll be greeted by a large, open-plan living area that seamlessly integrates the kitchen and dining spaces. The kitchen is both functional and stylish, complete with a dishwasher for added convenience.

The master bedroom is a true retreat, complete with a large walk-in robe and a luxurious ensuite. From the master, you can step out onto a private balcony, ideal for savouring your morning coffee in the sun. Upstairs, the property continues to impress with generously sized bedrooms, all featuring built-in robes. A dedicated office or study space at the top of the stairs adds extra functionality.

This home is also equipped with a 4kW solar system, contributing to a more sustainable lifestyle while helping to reduce energy costs. The large main bathroom ensures ample space for the whole family.

Other features you'll love:

- ☑️ Second living area/office downstairs
- ☑️ Study nook space upstairs
- ☑️ Separate toilet downstairs for convenience
- ☑️ Ducted a/c
- ☑️ Gas hot water system with plumbed gas – no more gas bottles!
- ☑️ Low maintenance and secure rear courtyard
- ☑️ 4kW solar system

Aston Hills has picturesque reserves offering scenic walkways that beckon for morning strolls or evening unwinding. The shopping centre, complete with a Drakes Supermarket, an Early Learning Centre, and the renowned Susa Kitchen cafe, caters to all your daily needs and culinary desires. With numerous schools in close proximity, families will appreciate the convenience of quality education options nearby. Embrace the essence of luxury and convenience in this sought after location within Mount Barker.

**CALL CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION**

Specifications:

CT / 6179/517

Built / 2017

Council / Mount Barker

Zoning / Master Planned Neighbourhood

Land / 213sqm

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. Interested parties should make their own inquiries and obtain their own legal advice.