

**8 Springbrook Drive, Mount Barker, SA, 5251**



**House For Sale**

Wednesday, 25 September 2024

**8 Springbrook Drive, Mount Barker, SA, 5251**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jake Adcock  
0432988464



Andrew Adcock  
0418816874



Nikki Seppelt  
0883884777

## **Boutique style, built to please in premier Springbrook Estate...**

Sized just right and blessed by nature; retreat to a serene and progressive estate that lets you bank on a fashionable Fairmont footprint and an easy to manage parcel...

The discerning first-time buyer, investor, and astute downsizer all share the same needs: space, freedom, quality appointments, and low-maintenance living. Number 8 on its tranquil tree-lined drive, moments to parks, wetlands, and re-vegetated waterways, delivers beautifully on all counts.

Built in 2021, the simple footprint floats effortlessly from front to back offering dual garaging, huge bedrooms, open plan family living, and sunlight on radiant repeat; neutral matte floor tiles blanketing the entry hall and main traffic zones.

Note the house plants: the galley kitchen, headlining the north-facing living end, is gifted with light and features an array of stainless Westinghouse appliances, a walk-in pantry, and a stone-topped island with 'breakfast on the run' written all over it.

Slide open the wide, living room glass doors and all-weather alfresco BBQs will naturally evolve ahead of the flourishing backyard and border plants.

There's also a dreamy magnetism to the master bedroom – a tactile retreat that drifts away up front to towering designer sheers and veejay panelling, the ensuite also built for comfort with an oversized shower and plenty of vanity space and storage.

Both minor bedrooms, bookending the three-way bathroom, offer carpets and built-ins, the dedicated study nook issues side-by-side homework convenience or after-hours emails in efficient peace and quiet.

With ducted R/C comfort, solar panel power relief, minimal upkeep, and a premier lifestyle to explore, seize it all while this stylish proposition lasts.

Conveniently close to the gym and Drakes Foodland, chemists and cafes, Aston Hills Golf Club and the Summit Sport & Recreation Centre, feel free to customize your life in a master-planned estate built to please...

It's Springbrook style all the way:

3-bedroom Fairmont Homes design (c2021) in progressive Springbrook Estate

Easy care & established 400sqm allotment

6.6kW of solar (24 panels)

Secure double garage + exposed aggregate driveway

900mm gas cooktop, stone benchtops & electric oven to kitchen

Sublime master with veejay panelling, ensuite & WIR

3-stage family bathroom

BIRs to bedrooms 2 & 3 + a kitted-out study for 2 workstations

Ducted R/C A/C throughout

Mains water | Gas HWS

NBN connection

Fully fenced backyard

An easy stroll to Lucie Close Playground

A brilliant option for the first home buyer, investor or downsizer

And so much more...

Property Information:

Title Reference: 6237/835

Year Built: 2021

Council Rates: \$3,181.52 per annum

Water Rates: \$78.60 per quarter

\*Estimated rental assessment: \$575 - \$600 per week (written rental assessment can be provided upon request)

Adcock Real Estate - RLA66526

Jake Adcock 0432 988 464

Andrew Adcock 0418 816 874

Nikki Seppelt 0437 658 067

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