

# Lot 18 Sims Rd, Mount Barker, SA 5251



## House For Sale

Tuesday, 7 May 2024

Lot 18 Sims Rd, Mount Barker, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 354 m2**

**Type: House**



Tammy Baczynski

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**\$539,500**

CONVENIENT LOCATION with NEARBY ATTRACTIONS- Just minutes from the freeway.- Wineries, distilleries, historic pubs, and modern dining spots.- Farmers markets and boutique shopping.- Hike and bike trails, nature reserves, and iconic vineyards.- Charming towns like Hahndorf, Woodside, Balhannah, and Oakbank within easy reach. INTRODUCING THE FLINDERS by RIVERGUM HOMES- Smart design perfect for narrower lots- Three good-sized bedrooms with open plan living at rear of home- Main bedroom with walk-through robe & private ensuite bathroom- Ideal for anyone seeking a low-maintenance property in a highly sought-after location.- Visually appealing balance in front façade with alignment of the garage stepped back. WHY CHOOSE TO BUILD with RIVERGUM HOMES?- Elevate your home's curb appeal with stylish façade upgrades.- Solid foundation with an engineered concrete slab system.- Fixed footing fees for clarity prior to contract signing.- Peace of mind with termite management system.- Choice of traditional timber or robust steel framing.- High-quality kitchen features, including soft-close cabinetry.- Stainless steel kitchen appliances and designer chrome tapware.- Illuminate your space with a generous LED lighting system.- Embrace sustainability with rainwater plumbing, gas hot water, and quality insulation.- Enjoy a lifetime structural warranty.- Supportive 3-month maintenance period after completion.- Efficient 38-week on-site construction, one of SAs fastest volume-builders!- Check out our FREE UPGRADE OFFER: <https://rivergumhomes.com.au/thats-better/> EXCLUSIVE INVITATION to PLAN LAB STUDIO- Full-scale preview and walk-through of your chosen floorplan before you build.- Unique service bringing your vision to life tangibly.- Plan Lab is only available in SA by Rivergum Homes. Contact Tammy on 0407124252 to secure your Mt Barker house and land package today!\*This block is part of a new subdivision with land anticipated to be titled late 2024.