

# Lot 3004 Paperbark Cct, Mount Barker, SA 5251

## House For Sale

Tuesday, 14 May 2024

**STATESMAN**  
HOMES

Lot 3004 Paperbark Cct, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 748 m2**

**Type: House**



Krutish Mistry

0430447883

**\$675,000**

This house & land package is to be constructed. The Cumberland Alfresco by Statesman Homes is a contemporary home designed to suit larger families. With a large open plan family and meals area that opens out onto an alfresco through double sliding doors, this gorgeous family home presents luxury modern living at its best. It features a palatial master bedroom suite with a private ensuite and a his-and-her walk-in-robe. The formal living room, which can also be used as a home theatre, provides a great space for entertaining or unwinding after a long and busy day. This home presents flexible living options with three additional bedrooms, one of which could be used as a study. Located away from the main living areas by a corridor, these rooms offer privacy and quiet time at the end of the evening. The modern kitchen overlooks the open plan meals and family living room, which leads out to an alfresco through large glass sliding doors. The secure double garage features direct access into the kitchen, right next to the walk-in pantry, for added convenience. With an additional walk-in store and linen cupboard, there is no lack of space in this home. Included in this house and land package, you will also find: Reverse Cycle A/C 900 mm Westinghouse Appliances Dishwasher Overhead cupboards to Kitchen & Laundry Wardrobes with Joinery Double Garage with Single Panel Garage Door Joinery to kitchen & Laundry 2.7 ceiling height Flooring - Carpets in Bedrooms Flooring - Timber to Living Area Insulation throughout Luxury Upgrade Promotion Generous Footing allowance NBN provision 25 yr warranty \*Conditions apply. Certain elevations may not match the particular floor plan published in this package and, as such, all floor plans and elevations are for illustration purposes only. Land subject to availability. We make no representation and, to the extent permissible at law, we disclaim all liability, as to the suitability of the land to build on, or the suitability of any house design, or otherwise. You must satisfy yourself of that by inspection, or by taking professional advice, or otherwise. Pricing is indicative only and based on standard costings. Price may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages subject to final council approval. Alan Hickenbotham Pty Ltd ABN 13 007 567 222, RLA 230557. Construction Services Australia Pty Ltd ABN 99 007 641 787, Building Licence G8969.