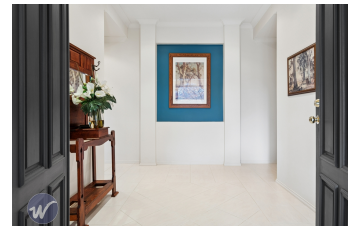


**Mount Barker** | 4 bedrooms | 2 bathrooms | 7 car spacesProperty for sale in Mount Barker - **\$1,750,000****QUALITY, SPACE AND STYLE FOR THOSE WHO APPRECIATE THE BEST**

Prominently set on an established allotment of 3,464m<sup>2</sup> opposite a beautiful reserve. This quality home of nine main rooms offers spacious and relaxed living both indoors and outdoors.

You will feel the sense of grandeur as you approach the large reception portico and are welcomed through double doors to the wide entrance with tiled flooring.

A formal lounge room offers quiet repose and leads through to a more active games/billiard room catering well for relaxed family time.

The central open plan family/dining room has a three metre vaulted ceiling and is serviced by a stylish and very functional kitchen. With a large island bench, double sink, gas cooktop, dishwasher and a huge walk-in pantry, meal preparation and entertaining is a breeze.

A second lounge room with a large gas fireplace can be utilised for many purposes and adds to the versatility of the floor plan

The impressive master bedroom features beautiful garden views, a luxurious ensuite and a supersized walk-in robe.

Two other bedrooms have built-in robes and the fourth bedroom would make a perfect home office.

The main bathroom offers a powder room entrance and separate toilet through to a bath and shower.

The multiple living areas can each be furnished to suit your needs and the mood of each room can be easily enhanced using a modern C-Bus system. Enjoy year-round comfort controlled by reverse cycle ducted air-conditioning throughout.

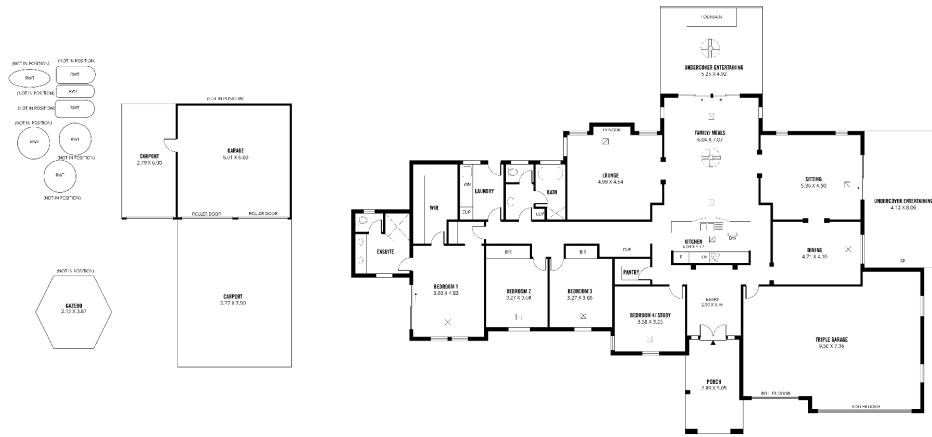
On an allotment of 3,464 m2 you have a choice of Alfresco dining areas to suit different occasions. A paved sheltered area just through from the family room, a more private space with a gas fireplace for those cooler days or the elevated gazebo to immerse yourself in the serenity of the gardens.

There is plenty of room for vehicles with a triple width garage at the front and a second driveway leading to a double garage and high span carport to park a caravan undercover and room for a boat.

Experience living in the highly prized area of prestigious Martindale Estate which is close to the surrounding rolling hills and also all the facilities that the central Mount Baker township provides including great schools and colleges.

Extra features include well-established and fully landscaped gardens watered by seven rainwater tanks. Rainwater is also connected to the home. Approx 8.6kw solar panels.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via [sales@walterirvine.com.au](mailto:sales@walterirvine.com.au).



519m<sup>2</sup> TOTAL 331m<sup>2</sup> Living 67m<sup>2</sup> Kitchen 38m<sup>2</sup> Garage 27m<sup>2</sup> Terrace 56m<sup>2</sup> Undercover



Prepared by The Architects Group

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