

1 Honeysuckle Way, Mount Barker, SA 5251

HARRIS

House For Sale

Tuesday, 7 January 2025

1 Honeysuckle Way, Mount Barker, SA 5251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 831 m2

Type: House



Sally Ness
0438364320



Leah Chandler
0883394222

\$880,000-\$960,000

Elegance meets comfort meets all the lifestyle of idyllic Springlake Estate – 1 Honeysuckle Way defines streamlined modern living. From striking front façade to free-flowing family floorplan, this striking 2017 build ticks every box for the good life. Confidently occupying an impressive corner allotment, an elegant, rendered frontage is wrapped with easy-care gardens, unfolding to a layout that doesn't stop delivering. Stretching from extensive family area with combustion fireplace, to a secondary living space that radiates multi-purpose potential – your playroom, teenagers retreat, or home theatre (BYO popcorn) - there's no shortage of space to spread out or scope to configure exactly as you like. An intuitive kitchen layers waterfall Caesarstone benchtops and glass splash back over a full suite of stainless steel appliances, including double ovens and ultra-wide gas cooktops, to create a worthy hub for passionate home cooks and professional chefs alike. A butler's pantry extends your workspace on demand, while open plan positioning ensures effortless entertaining or playtime supervision. Spacious slumber zones ensure a footprint you can grow in to, and not out of, main bedroom suite stylishly serviced by both walk-in robe and luxe ensuite. Three additional bedrooms boast built-in robes, while a three-way family bathroom combines double vanity, deep shower, bathtub, and separate WC to host every rush hour and evening routine with ease. Sliding doors unite indoors and out, connecting to a fully fenced rear yard that showcases the full scale of the 831sqm allotment. From a vast alfresco entertaining area that screams summer, to tiered lawns ready for cartwheel practice and backyard cricket tournaments, to a garage workshop that's primed for passion projects, it's an outdoor empire ready to take you from quiet morning coffee to weekend working bee to Christmas day seamlessly. With parklands and the creek as your new neighbours, you can enjoy both picturesque hills living and modern amenities, with a short walk for your morning coffee or weekend brunch, or a 7-minute drive to the centre of Mount Barker for a plethora of local businesses, sporting clubs, ovals, eateries, cafes and big box shopping. Numerous educational options nearby, including Mount Barker and Mount Barker South Primary Schools, Mount Barker High School and numerous private schooling options. Only 10 minutes to the Southeastern Freeway, and 40 minutes to the Adelaide CBD. The perfect base to make your mark on Mount Barker – you'll never look back.

More to Love:

- Secure double garage with internal pedestrian door
- Additional off-street parking on exposed aggregate drive
- Secondary gravel drive with side gate access to rear yard
- 4 rainwater tanks, plumbed to toilets and irrigation
- Irrigation system
- Ducted reverse cycle air conditioning
- Ceiling fans
- Separate laundry with exterior access
- 7900x4900 main shed, lined and powered
- Additional garden and wood sheds
- NBN ready
- Timber laminate floors

Specifications: CT / 6180/154 Council / Mount Barker Zoning / MPN Built / 2017 Land / 831m² (approx) Frontage / 20m Council Rates / \$3984.53 (incl. \$815 sewer) Emergency Services Levy / \$112.95pa SA Water / \$150pq Estimated rental assessment: \$630 - \$690 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mount Barker South P.S, Mount Barker P.S, Echunga P.S, Nairne School - Preschool and Primary, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School

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