

# 13 Parkview Dr, Mount Barker, SA, 5251



## House For Sale

Wednesday, 13 November 2024

13 Parkview Dr, Mount Barker, SA, 5251

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Clint Ray

0419244502

## **Ideal for investors, First-Home Buyers and Downsizers in a Prime Mount Barker Location!**

Nestled at 13 Parkview Drive, Mount Barker, this charming 3-bedroom home presents a fantastic opportunity for investors or first-time buyers looking for a well-maintained property in a highly desirable location. With its practical layout and peaceful surroundings, it's the perfect home to settle into or add to your investment portfolio.

The master bedroom features a walk-in robe and direct access to the main bathroom, while the two additional bedrooms are functional and light filled. The front-facing living room provides a cozy space to relax, and the home is kept comfortable year-round with a split-system air conditioner. Bedroom 3 contains an additional split system unit, as well as a functional robe. The kitchen is well-equipped with a double sink, electric cooktop, and oven—perfect for everyday meal preparation. Plenty of bench and cupboard space makes cooking a breeze.

For added convenience, the home includes a practical laundry with built-in benches and storage, plus a garden shed for extra space. The outdoor areas are easy to maintain, with an irrigation system in place for the back lawn.

Electric roller shutters on the front windows offer extra privacy, security, and energy efficiency, making this home a great choice for peace of mind.

Situated in a family-friendly neighborhood, this property is just a short distance from the scenic Laratinga Wetlands—ideal for walking, birdwatching, and enjoying nature. Local schools, parks, and amenities are all within easy reach, adding to the appeal of this great location.

The property is currently tenanted until May 2025 at \$410 per week.

**CALL Liam Hoare (0468 840 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION**

Specifications:

CT / 6017/346

Built / 2002

Council / Mount Barker Council

Zoning / Residential

Land / 376m<sup>2</sup>

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.