

**17 Tolsford Avenue, Mount Barker, SA 5251**

**HARRIS**

**House For Sale**

Wednesday, 8 January 2025

17 Tolsford Avenue, Mount Barker, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Tamara Gertig  
0401219706

**\$795,000-\$855,000**

Best Offers By 10am Tuesday 21st January (unless sold prior) Whether it's a striking modern frontage, the free-flowing, feature-packed family footprint, or the outdoor entertaining area that instantly secures its place as the epicentre of every occasion to come, there's so much to love about 17 Tolsford Avenue before you've even set foot in the door. From a sleek contemporary frontage that layers rich red brick and render, to a family floorplan wrapped with wide picture windows, canopied by high ceilings, and lined with timber laminate floors and plush carpets, it's a home defined by both style and scale. With living zones stretching from a front lounge radiates multi-purpose potential – your playroom, teenagers retreat, or home theatre (BYO popcorn) – to a central open plan living area with combustion heater for the toastiest winters on record, to an additional rear family room that soaks up the morning sun, there's no shortage of space to spread out or scope to configure exactly as you like. Uniting all areas, a monochrome kitchen layers waterfall stone benchtops and subway tiling over sparkling stainless-steel appliances, including ultra-wide gas cooktop and electric oven, to create a gourmet hub for every recipe, with butler's pantry ensuring everything has its place and extending your workspace on demand. Spacious slumber zones ensure a layout you can grow in to, and not out of, main bedroom boasting both walk-in robe and luxe ensuite. Three additional bedrooms are tucked in their own wing for maximum privacy, all complete with built-in robes and fully serviced by a three-way family bathroom, vanity, deep shower, bathtub, and separate WC set to streamline rush hour and evening rituals. An extensive rear yard completed the equation with a full suite of tools for outdoor living. With a vast entertaining area primed for alfresco dining and lounging simultaneously, to lush lawns begging to host cartwheel practice and backyard cricket tournaments, it's an outdoor empire ready to take you from quiet morning coffee to extended family to Christmas day seamlessly. With Parinkdula Park and the creek as your new neighbours, you can enjoy both picturesque hills living and modern amenities, with 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, while it's one 10 minutes to the Southeastern Freeway for a streamlined school run and commute. Settle in, spread out, make your mark on Mount Barker – your next chapter starts here. More to Love: • 2021 build by Fairmont Homes • 3-phase power • Secure double garage with internal pedestrian door and rear roller door • Additional off-street parking on exposed aggregate drive • Ducted reverse cycle air conditioning • Ceiling fans • Combustion fireplace to lounge • Extensive separate laundry with exterior access • NBN ready • Timber laminate floors and plush carpets • Ceiling hung curtain • Instant gas hot water service • 2.7m ceilings • Rainwater tanks, plumbed to toilet • Irrigation system with fully automated drippers to garden, and pop-up sprinklers to lawns • Gas port to alfresco area • 3500mm x 2100mm shed Specifications: CT / 6236/914 Council / Mount Barker Zoning / MPN Built / 2021 Land / 600m<sup>2</sup> (approx) Frontage / 20m Council Rates / \$3984.53pa (incl. sewer) Emergency Services Levy / \$112.95pa SA Water / \$279.10pq Estimated rental assessment: \$650 - \$690 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mount Barker South P.S, Mount Barker P.S, Nairne School - Preschool and Primary, Echunga P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409