

# 1A Williams Grove, Murray Bridge, SA, 5253

## House For Sale

Monday, 18 November 2024

1A Williams Grove, Murray Bridge, SA, 5253

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Callum Ansell

## **Stylish light-filled home in prime location**

You can't go past this stylish, meticulously maintained custom-built home, filled with all the comforts and conveniences you could ever need for a modern family lifestyle. This property stands out not only for its well thought out design and high-quality finishes but also for its convenient location.

The open plan living area features a modern kitchen, dining & family room with stainless steel gas oven, electric cooking appliances, dishwasher, and spacious breakfast bar all leading out to the outdoor entertainment area. Separate living area at the front of the home offering a relaxing space or 4th bedroom.

Well-appointed three double bedrooms, two with built-in robes. Main bedroom with large walk-in wardrobe and ensuite. Central family bathroom with separate bath and shower and added convenience of a separate toilet area providing privacy and practicality. Laundry with full size built-in robe and room for additional storage space. Wide entrance hallway with convenient study nook in the main living area.

Further highlights include 2.7 metre ceilings, porcelain tiled floors and five zoned ducted air-conditioning for all year-round comfort and a bit of luxury. Immaculate established landscaping front and back with double carport under the main roof, electric roller doors and direct internal access to the home and additional off-street parking. An extensive paved outdoor entertaining area provides a peaceful place to unwind and relax in private with its attractive established hedge. Rear garden shed and the bonus of direct access from the carport through to the rear of the home.

Perfectly positioned within minutes of the river, you will enjoy the privacy of a low maintenance allotment with the bonus of being within easy reach of beautiful river reserves, cafes and restaurants and a variety of shopping centres. Short commute to Mount Barker and Adelaide CBD.

### **At a Glance:**

- Modern kitchen with stainless steel gas & electric cooking appliances
- Open plan living, dining & family room with lots of natural light
- Well thought-out custom-built home with 2.7m ceilings
- Four generous sized bedrooms, 2 & 3 with built-in robes
- Main bedroom with walk-in robe & ensuite
- 4th bedroom or second living area
- Well appointed bathrooms with ceramic shelves in shower recess & extra glass shelving
- Porcelain tiled floors adding a luxurious touch
- Extra storage robes to hallway & laundry
- 5 zoned ducted air-conditioning for all year-round comfort
- Well-appointed laundry with full size built-in robe
- Stunning indoor/outdoor entertaining space
- 5.80 x 7.00m carport, electric roller doors & internal access to the home
- Rainwater tank with electric pump & irrigation system
- Raised herb/vegetable garden in enclosed grounds
- Immaculate low maintenance home within minutes to the river
- Ideally located near Murray Bridge High & Primary schools, IGA, Bakery, OTR, & renowned medical facilities.
- 20 mins to Mount Barker and 40 minutes to Adelaide CBD