

9 Rivergum Lane, Mount Barker, SA, 5251

HARRIS

Townhouse For Sale

Wednesday, 20 November 2024

9 Rivergum Lane, Mount Barker, SA, 5251

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Troy Law



Scott Moon

Discover this modern 2-storey Torrens Title townhouse located in the newly developed Seasons Estate in Mount Barker.

Best offers by 1:00pm Tuesday 3rd December (unless sold prior)

With its sleek finishes and thoughtfully designed open-plan layout, this immaculate 2-bedroom, 2-bathroom residence is ideal for first-time buyers, investors, or those looking to downsize. It also presents a fantastic opportunity for Airbnb hosting while maintaining a luxurious yet comfortable atmosphere.

Conveniently situated just minutes from Central Mount Barker, this property places you within walking distance of essential amenities, including Greencross Vets, the Fodder Store, IGA, a medical centre, parks, cafés, a laundromat, and childcare facilities. Mount Barker offers a perfect blend of rural charm with urban conveniences, being only a 30-minute drive to Adelaide and close to public transport.

This townhouse seamlessly combines style, comfort, and practicality, making it an excellent choice for various lifestyles and investment opportunities.

Internal Features:

- Spacious open plan living area
- Sliding door access to Bedroom 2
- Mirrored built-in wardrobes in both bedrooms
- Laundry conveniently located in the garage
- En-suite bathroom attached to Bedroom 1
- Ample hallway storage
- Elegant interior finishes
- Carpet in bedrooms and floorboards throughout
- Fully equipped kitchen with dishwasher, cooktop, rangehood, and oven, plus microwave provision
- Modern bathrooms featuring large showers
- Stacker doors leading to the lounge and balcony
- Downlights and ducted air-conditioning for year-round comfort
- Nib wall accents at the stairs
- Security alarm system
- Additional storage space in the garage

External Features:

- Private balcony with a lush greenery view
- Rainwater tank and clothesline
- Paved areas in the rear for outdoor enjoyment
- 2nd-floor privacy windows and awning windows
- Automatic roller door and fully fenced yard for security
- 3kw Solar system

Specifications:

CT / 6228/907

Council / Mount Barker

Zoning / HDN

Built / 2021

Council Rates / \$2520.00pa

Emergency Services Levy / \$98.05pa

SA Water / \$72.00pq

Estimated rental assessment / 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

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