

**SOLD**

## HOME IS WHERE THE HEART IS.

Set in the ever popular Ascent Estate this well presented property has all the makings to become your dream family home.

Located a convenient short walk from the local parklands and play ground, this spacious, well-loved home is situated on a generous 600 sqm allotment and has ample room for all.

Featuring 4 bedrooms, master with W.I.R and ensuite with beds 2,3 & 4 with B.I.R, family sized bathroom with seperate toilet.

The kitchen features an amazing custom made wooden bench top with 5 burner gas cook top oven and overlooks the open plan dinning and living area which features a wood fire combustion heater.

Off the main hallway is another living area which could also be utilised as a rumpus room/kids area.

Outside features a custom built pergola that overlooks the garden with lush grass, garden shed and a cubby house for the kids to play in.

This property is sure to impress the growing family as there is nothing more to do but move in and enjoy.

Property features include:

- 4 Bedrooms
- 2 bathrooms
- 2 Car garage with remote entry
- 600 sqm allotment
- Ducted R/C A/C
- Wide hallway
- Seperate Laundry
- Combustion heater
- Garden Shed
- Cubby house
- Close to walking trails and parks

Specifications:

- CT / 5966/12
- Council / Mount Barker District Council
- Built / 2008
- Land / 600m2

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$642,000

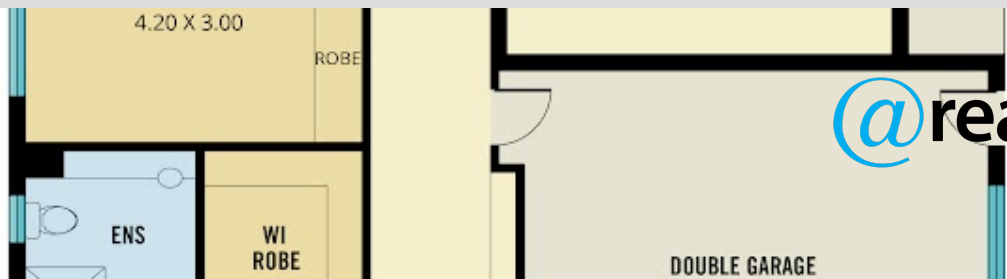
**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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**269m<sup>2</sup>**

**TOTAL**

188m<sup>2</sup>

Living

9m<sup>2</sup>

Shed

38m<sup>2</sup>

Garage

7m<sup>2</sup>

Porch

27m<sup>2</sup>

Outdoor  
Entertaining



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**