



SOLD

QUALITY LIFESTYLE HOME ON AN IDEAL 5 ACRES

This very affordable, private lifestyle property is exactly what people dream about when exchanging a city life for the country.

A large 4x2 family home with two entertainment areas and all the mod cons, a 36m² studio, a 4-bay 72m² shed, a 6 x 3.6 m² carport, and a very manageable 2.07 ha/5.12 acres with undulating valley views. The property is in town but far enough away from the hustle and bustle to enjoy the peace and serenity most of us crave when searching for the ideal lifestyle property.

Originally built in 1992, it has been upgraded and improved over the years.

To view 100 honest pictures, including plans of this home, please follow this link to my website: <https://www.jessadamsrealty.com.au/properties/249-marmion-street-mt-barker/>

Enter from the back into a separate mudroom that closes off from the house so no cold/hot air can enter when opening the back door.

Straight ahead you will find the air-conditioned lounge with an atrium dividing this area from the large kitchen. Right of entry you'll find a formal dining room/music or entertainment room. You'll immediately notice the impressive cathedral ceiling and exposed beams in the family/TV and kitchen area, and attractive slate flooring.

The light-filled, east-facing kitchen overlooks the land and boasts an electrical oven/hob, built-in ovens, a pantry, a hidden dishwasher and plenty of storage and work benches. An informal dining area conveniently fits into the space in front of the sliding door leading to the full-length, roofed verandah with views toward the Porongurup ranges.

A cosy and convenient family/TV room with a combustible wood fire is right opposite the kitchen.

Down the right corridor, you'll find a full family bathroom, the laundry leading out to a roofed area with firewood storage, a separate loo and three bedrooms. The bedroom sizes are ample with two of these rooms roughly measuring 3.5 x 4 m² and bedroom 4, still queen size, around 3.5 x 3 m². All have built-in robes.

4 BED | 2 BATH | 5 CAR

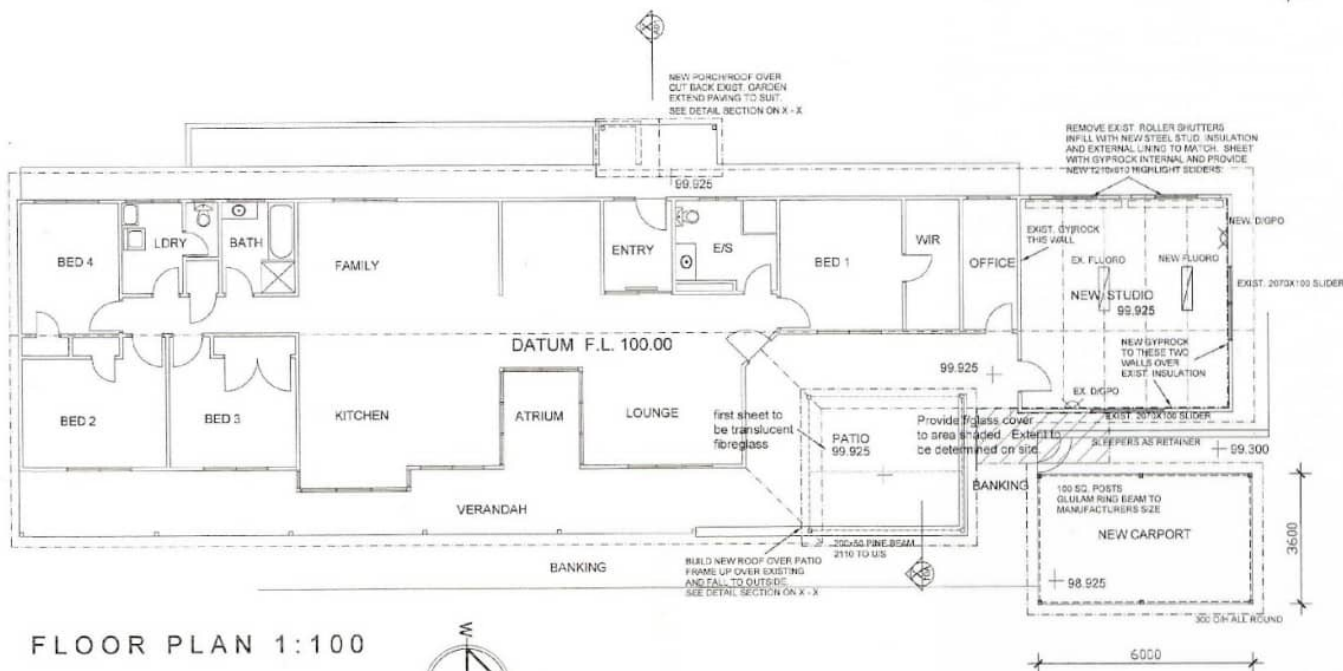
PRICE:
\$625,000

OPEN FOR INSPECTION:
N/A



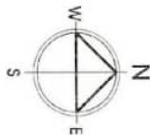
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d.w.a.
2695
4/1/07



FLOOR PLAN 1:100

SHIRE OF PLANTAGENET
These plans conform to the planning department requirements.
4/1/07
Authorising Officer - Development Services / Date



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PROPOSED ALTERATIONS AND ADDITIONS TO Lot 132 MARMION STREET Mt. BARKER 6324
B.L. APPLICATION

SCALE	DATE	REVISED	BY
1:100	NOV. 2006		
PROJECT NO.			A.01
Use other dimensions in preference to wall's. Check all dimensions on site and refer QUERIES TO VE. Plan is a 2D drawing. 00 000 000 000 000			

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.