



57 Mildred Street, Kapunda

## Comfort, Style, and Space Awaits

Beautifully maintained and thoughtfully presented, this impressive home is perfectly suited to growing families, downsizers seeking extra space, or anyone looking to enjoy the relaxed lifestyle Kapunda is known for.

Positioned in this charming and historic township, this quality 2016 Rivergum-built home offers modern family living on a generous 809sqm (approx.) allotment, just 20 minutes from both the Barossa Valley and Gawler.

Boasting approximately 175sqm of living space, the home features four well-sized bedrooms, including a spacious master suite complete with his-and-her walk-in robes and direct access to a private ensuite. Bedrooms 2 and 3 include built-in robes, while the home is serviced by a stylish, modern main bathroom.

Designed with functionality and comfort in mind, the home offers multiple living zones, including a formal front lounge, a light-filled open plan living, meals, and family area. The well-appointed kitchen is both modern and practical, featuring a large island bench, ample storage, and quality finishes perfect for everyday living and entertaining.

4  2  2 

### FOR SALE

Please Call

### AGENTS

Darren Hutton  
0408 086 249  
darrenh@ljhsales.com.au

Brianna Stops  
0437 969 863  
briannas@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists Gawler |  
Barossa  
(08) 8522 3311

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Sliding doors open out to an undercover raised decking area, overlooking a well-maintained, low-maintenance backyard ideal for entertaining family and friends year-round. The home also offers a subtle country-style feel, creating a warm and inviting atmosphere throughout.

Additional features include:

- Floating laminate flooring throughout with neutral tones.
- Double-length carport with automatic roller door and drive-through rear access.
- New front fencing and sliding gate, with provision for future automation.
- Two garden sheds on a large concrete pad (approx. 2.3m & 3.8m).
- Established, easy-care gardens front and rear.
- 6.7kW solar system for energy efficiency.
- Secure fencing, ideal for children and pets.
- Split system heating and cooling.

This home offers the perfect balance of modern living and country charm. Kapunda is a highly sought-after location, rich in history and offering excellent local amenities including schools, a hospital, supermarkets, cafés, and hotels, all within a relaxed rural setting.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

## MORE DETAILS

Property ID 1VZFG54  
Property Type House  
House Size 175 m2  
Land Area 809 m2  
Including Ensuite  
Air Conditioning  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**Darren Hutton 0408 086 249**

Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

**Brianna Stopps 0437 969 863**

Sales Specialist | briannas@ljhsales.com.au

**LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311**

26 Adelaide Road, GAWLER SA 5118

[gawlerbarossa.ljhooker.com.au](http://gawlerbarossa.ljhooker.com.au) | [gawler@ljhsupport.com.au](mailto:gawler@ljhsupport.com.au)



57 Mildred Street,  
KAPUNDA



|               |                   |
|---------------|-------------------|
| Living:       | 153.50SQ.M        |
| Verandah:     | 13.50SQ.M         |
| Carport:      | 36.72SQ.M         |
| Patio/Shed:   | 25.20SQ.M         |
| <b>TOTAL:</b> | <b>228.92SQ.M</b> |



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.