



11 Memorial Drive, Mount Barker




Spacious Corner Allotment Opposite Reserve

Positioned on a generous 1,044sqm corner allotment in highly sought Flaxley Estate. Directly opposite a large reserve, this original 1982 built home offers an outstanding opportunity for families, first-home buyers, or renovators seeking space, location and future potential.

The home comprises three bedrooms serviced by a central 2-way bathroom, with a functional floorplan designed for comfortable everyday living. A formal lounge at the front of the home provides a welcoming space to relax, while the kitchen and meals area overlook a separate family room - creating a practical hub for family life.

Step outside to enjoy year-round entertaining under the undercover outdoor area, with plenty of space for gatherings with family and friends. The expansive block also accommodates excellent vehicle storage and workspace options, including a carport, a substantial 6x6m powered shed and an additional 3x3m garden shed.

Perfectly positioned within easy walking distance to public transport, Keith Stephenson Park, Mount Barker High School and King's Baptist Grammar School, this property combines lifestyle convenience with long-term appeal.

3  1  3 

FOR SALE
\$795,000 - \$825,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Whether you are looking to move straight in or renovate, this is a rare chance to secure a sizeable corner allotment in a sought-after location.

CT: Volume 5367 Folio 247
Zoning: Neighbourhood - N
Council Rates: TBA
SA Water Rates: \$82.30 pq
Year built: 1982
Land size: 1044sqm

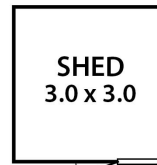
MORE DETAILS

Property ID	14K2FDQ
Property Type	House
Land Area	1044 m2
Including	Air Conditioning Outdoor Entertaining Secure Parking Water Tank

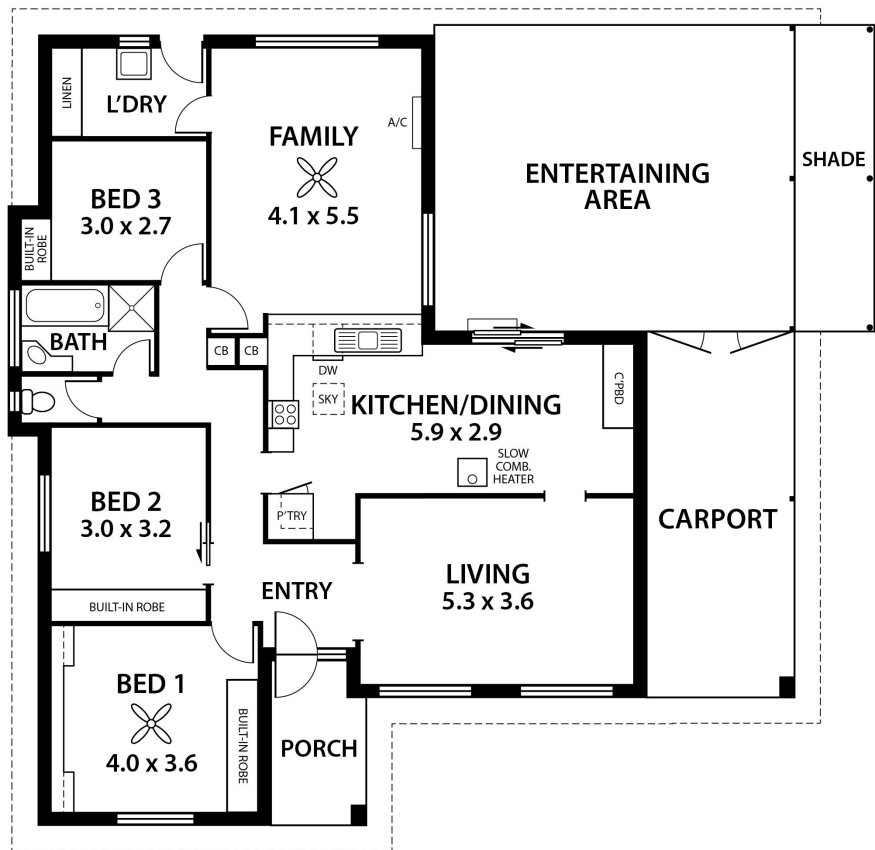
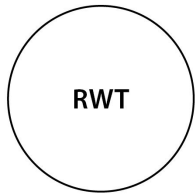
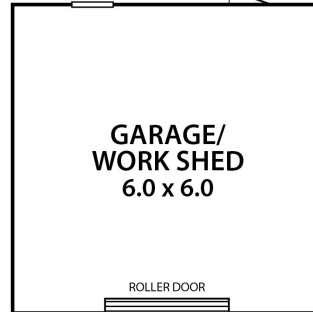
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AREA	
LIVING:	140.8 m ²
CARPORT:	20.4 m ²
ENTERTAINING AREA:	41.5 m ²
VERANDAH:	5.7 m ²
SHADE:	9.2 m ²
GARAGE / WORK SHED:	35.8 m ²
SHED:	8.8 m ²
TOTAL:	262.2 m²



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