



127 Hurling Drive, Mount Barker

## SOLD - Anna & Phil - LJ Hooker

Room to Move, Entertain & Store It ALL on 800sqm

Set on a generous 800sqm allotment, this well-presented three-bedroom home offers space, comfort and exceptional outdoor entertaining, as well as space for your caravan, boat or trailer.

The light-filled kitchen is positioned to capture an abundance of natural light and enjoys a lovely outlook over the impressive high-pitched roof pergola. Designed for year-round entertaining, this expansive outdoor area including BBQ and provides the perfect setting for family gatherings or relaxed weekends with friends.

Inside, comfort is assured in every season with ducted reverse cycle air-conditioning throughout, complemented by a split system for efficient heating and cooling of the main living area when required. A slow combustion heater adds warmth and ambience during the cooler months.

The property is exceptionally well-equipped for vehicles, storage and lifestyle needs. A powered shed with concrete floor provides excellent workspace or storage options, accompanied by a carport plus a second carport adjoining the shed. A second driveway with gate access offers secure off-street parking and ample room for a caravan

3 1 3

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Mount Barker  
(08) 8398 6300

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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

or additional vehicles.

Outdoors, the spacious yard features established lawns and a cubby house, creating a safe and inviting environment for children and pets to play.

Offering versatility, comfort and outstanding outdoor amenities on a substantial block, this property presents an ideal opportunity for families, tradies or those needing extra space for vehicles and recreational equipment.

**Specifications:**

CT: Volume 5370 Folio 244

Council: Mount Barker

Zoning: Neighbourhood

Year Built: 1992

Council Rates: \$2,867.41 pa

SA Water: \$82.30 pq (supply only)

ESL: TBA

Block size: 800sqm

Estimated/Written rental assessment can be provided upon request

Nearby Schools: Mount Barker P.S, Mount Barker South P.S, Mount

Barker H.S, St Marks Lutheran P.S., King's Baptist Grammar School

Mount Barker/Adelaide Hills

**MORE DETAILS**

Property ID	14JQFDQ
Property Type	House
Land Area	800 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Kitchen Cubby Extra Parking for Caravan / Boat

**Anna Locke 0402 474 501**

Sales Consultant | [alocke@ljhmtbarker.com.au](mailto:alocke@ljhmtbarker.com.au)

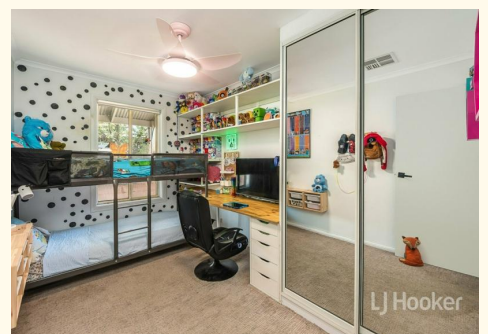
**Phil Chapman 0418 846 052**

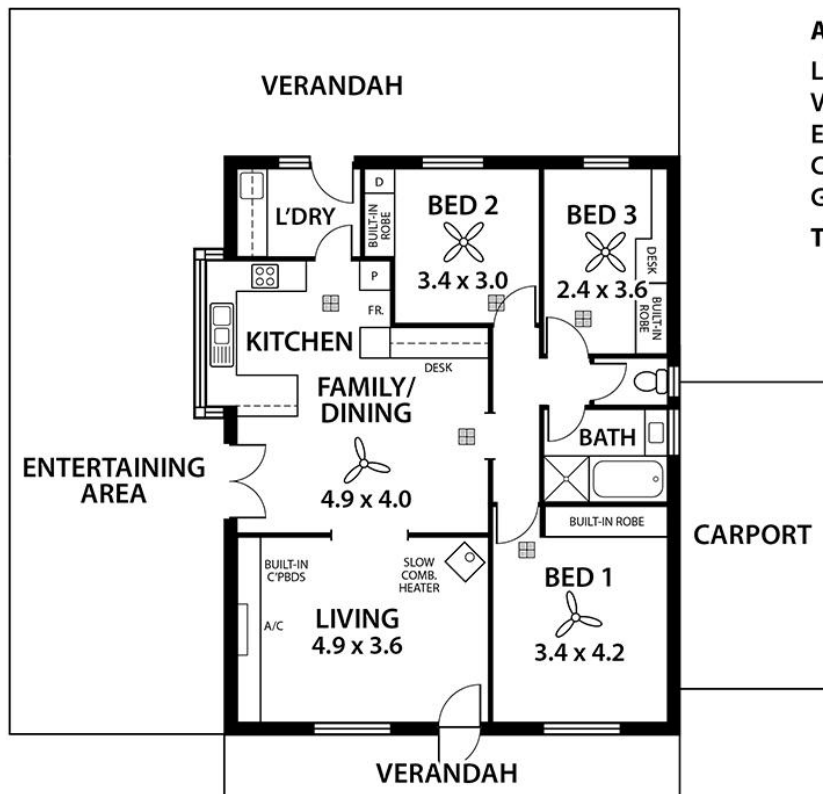
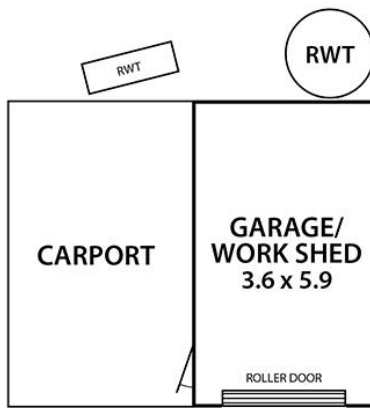
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AREA	
LIVING:	102.6 m <sup>2</sup>
VERANDAHS:	49.2 m <sup>2</sup>
ENTERTAINING AREA:	45.6 m <sup>2</sup>
CARPORTS:	39.7 m <sup>2</sup>
GARAGE / WORK SHED:	21.6 m <sup>2</sup>
<b>TOTAL:</b>	<b>258.7 m<sup>2</sup></b>

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