







2 Vienna Court, Mount Barker

SOLD by Anna & Phil - LJ Hooker

Spacious Executive Residence with Stunning Views to Mount Barker Summit

Positioned to capture distant views of Mount Barker Summit, this impressive executive residence on over 3/4 acre delivers space, flexibility, and premium family living on a grand scale.

The home features wide entrance hall with dual front doors leading into the heart of the home. Designed with both comfort and functionality in mind the modern open plan kitchen showcases elegant stone benchtops including large island bench with breakfast bar, quality appliances including dishwasher, dual stainless-steel ovens with huge 1200mm multi-burner gas cooktop, plus a light filled butler's pantry - ideal for seamless day-to-day living.

Adjacent is the spacious dining and main living/family room, both with sliding doors leading outside to the garden and entertaining areas, featuring slow combustion fire for creating cosy winter nights, as well as ducted reverse cycle air-conditioning throughout.

The thoughtful floorplan offers several large, separate living zones,

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FOR SALE
Please Call

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AGENCY

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

providing versatility for formal gatherings, relaxed family time, or multi-generational living.

There are five generously sized bedrooms all with built-in robes, plus spacious home office/possible sixth bedroom. The private master retreat is located in a separate wing to the other bedrooms and has a large bay window plus ensuite with dual vanity, shower, and full bath. A total of two well-appointed bathrooms and three toilets ensure convenience for large or growing families.

Step outside and enjoy the peaceful outlook over the tree-tops stretching toward Mount Barker Summit, creating a serene backdrop to everyday life. There are two decks for relaxing with family or entertaining, plus BBQ area and play area with sandpit for the kids. The property is securely fenced for pets and has two garden sheds plus vehicle access to the rear yard.

Practicality meets lifestyle with plenty of off-street parking, including space for a caravan, boat, or additional vehicles, plus a secure double garage with internal access and remote panel lift door.

This special property is well worth inspection.
Contact Anna Locke 0402 474 501 or Phil Chapman 0418 846 052 today to arrange a viewing.

Specifications:
CT: 5896/476
Council: Mount Barker
Zoning: Rural (Mount Barker)
Year built: 2004
Land size: 3,081sqm approx.
Council Rates: TBA
ESL: TBA
SA Water: $82.30 p.q. (supply only)

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MORE DETAILS

Property ID	13RRFDQ
Property Type	House
Land Area	3081 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Balcony
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Slow combustion fireplace







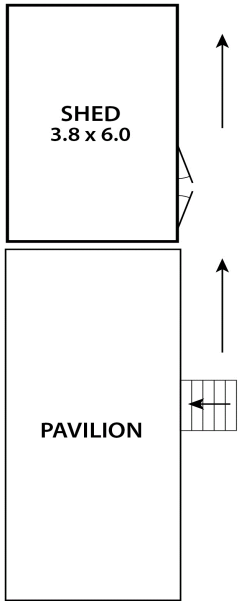




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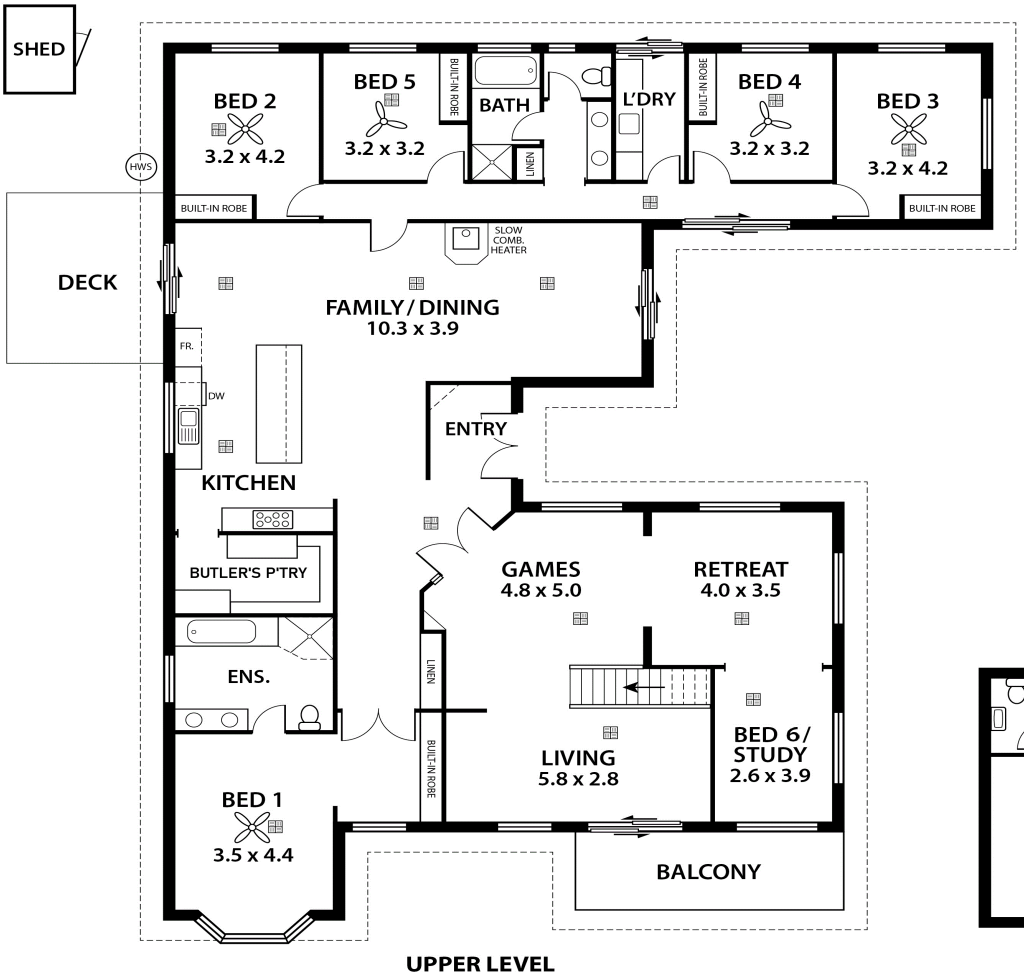
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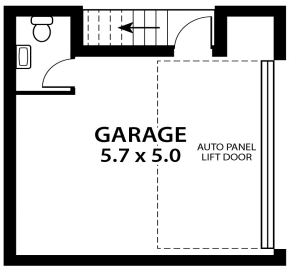
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AREA

LIVING:	287.9 m²
GARAGE / WC:	37.9 m²
BALCONY:	11.7 m²
DECK:	14.9 m²
PAVILION:	34.2 m²
SHEDS:	25.7 m²
TOTAL:	**412.3 m²**



UPPER LEVEL



LOWER LEVEL

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LJ Hooker