



Mount Barker, 26 Bowyer Avenue

Rare Find

Welcome to your dream home in the heart of Mount Barker's tightly held Flaxley Estate. Upon arriving, you're greeted by the serenity of a peaceful, leafy retreat, away from the hustle and bustle of everyday life.

This well-presented residence boasts four bedrooms, two bathrooms, and ample off-street parking, all nestled on a generous 1012sqm block of land.

The front entrance leads into the main living and dining area with reverse cycle air-conditioner and open-plan layout connecting to the renovated kitchen, equipped with a large oven, gas cooktop, Granite benchtops and dishwasher awaiting installation. Together this creates an inviting space for gatherings and everyday living with glass sliding door leading outside to the large undercover entertaining area and fenced rear garden, perfect for hosting barbecues or simply unwinding in the fresh air.



For Sale
Please Call

View
ljhooker.com.au/1382FDQ

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The master suite is a sanctuary of luxury, boasting a spacious walk-in robe and a fully renovated bathroom, and French doors that open to a shady, private patio, offering a blissful escape for your morning coffee. The remaining bedrooms are generously sized, providing plenty of space for family members or guests plus second main bathroom with separate toilet.

For those who appreciate versatility, this home offers a study/music room, providing an environment for work or creative pursuits. Additionally, the fourth bedroom, currently utilized as a second living room, offers flexibility to adapt to your lifestyle preferences.

The property features not one, but two garden sheds, ideal for storage, along with separate access off-street parking for your caravan or boat, ensuring convenience and security for all your outdoor needs.

For the green thumb in the family, the well-established cottage gardens provide a haven with different zones front and rear for enjoying, plus a chook run, perfect for raising chickens and cultivating your own fresh eggs.

Located in the highly sought-after Flaxley Estate, this home offers the perfect balance of seclusion and convenience. Just an easy walk away, you'll find both primary and high schools, lovely reserves, Keith Stevenson Park with playground and lake as well as the park-and-ride facility providing easy access to transportation. Plus, the main street is within walking distance, offering an array of shops, cafes, and amenities for your enjoyment.

Don't miss your chance to own this rare gem in Mount Barker's established Flaxley Estate and make this fabulous property your forever home today.

More About this Property

Property ID	1382FDQ
Property Type	House
Land Area	1012 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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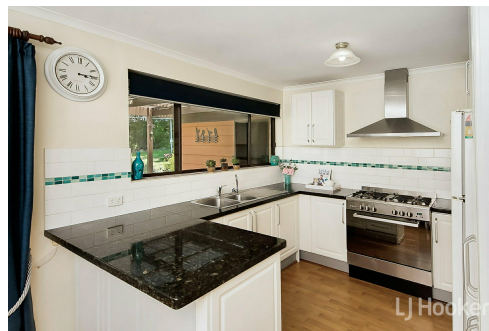
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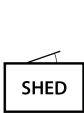
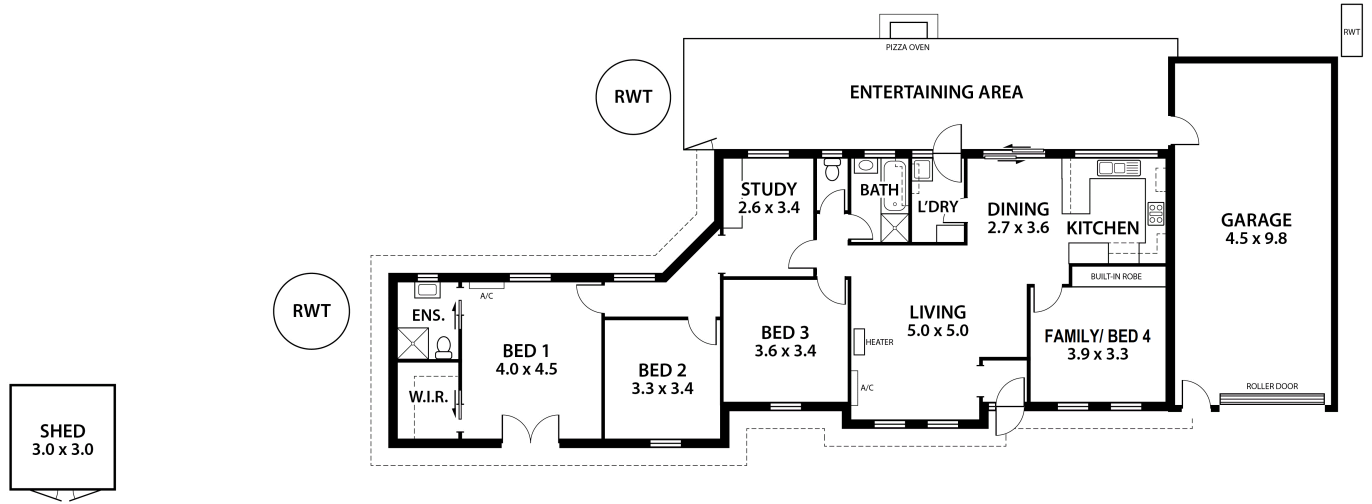
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AREA	
LIVING:	151.2 m ²
GARAGE:	46.4 m ²
ENTERTAINING AREA:	44.9 m ²
SHEDS:	12.2 m ²
TOTAL:	254.7 m²

This floorplan is for illustration purposes only and all measurements are approximate. Any information that is intended to be relied upon should be independently verified. Neither the agent or the illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artist's impression only. While every endeavour has been made to verify the correct details in this floor plan, neither the agent, vendor, nor illustrators accept any responsibility for any error or omission.