

Mount Barker, 30 Stoneleigh Avenue

SOLD by Anna & Phil - LJ Hooker



Stunning Brand-New 3-Bedroom Home in Aston Hills

Set amongst other modern homes in the highly sought-after Aston Hills Estate, this brand new 2025-built is a true standout. With an excellent layout this high spec 186sqm home is designed for comfort, style, and family living on a 330sqm block. Eligible First Home Buyers could potentially benefit up to \$50,000 in Stamp Duty relief and First Home Owner Grant.

Inside, this premium home includes:

- 2.7m high ceilings throughout the home.
- Stone benchtops in the kitchen and bathrooms.
- 900mm Westinghouse oven with a 5-burner gas cooktop.
- Smeg dishwasher and microwave provision for effortless cooking and cleaning
- Good storage with linen cupboards plus built-in laundry cupboard
- Walk-in robe to the master bedroom, plus built-in robes to Bedrooms 2 and 3.

For Sale
Please Call

View
ljhooker.com.au/14GWFDQ

Contact
Anna Locke
0402 474 501
alocke@ljhmtbarker.com.au
Phil Chapman
0418 846 052
pchapman@ljhmtbarker.com.au



LJ Hooker Mount Barker
(08) 8398 6300

Disclaimer: 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.

- Hybrid waterproof flooring in the entry, kitchen, pantry, living, dining, and hallways, with plush carpet in bedrooms, robes, and the second living area.
- Zoned, ducted reverse-cycle air conditioning to keep the entire home comfortable year-round.
- R5.0 insulation to ceilings, R2.5 thermoacoustic batts to external walls, and R2.0 to internal walls, ensuring energy efficiency and comfort year-round.

Outside, you'll find:

- Alfresco under main roof.
- Panel-lift remote-control garage door with internal door for secure and easy access.
- Fully landscaped front and rear yards with irrigation timers for the front and rear gardens.
- Exposed aggregate concrete driveway and front path for a sleek and modern finish.
- 1.8m high Colourbond good-neighbour fencing for privacy and security.
- Garden shed with concrete floor.

Specifications:

- CT: Volume 6278 Folio 732
- Council: Mount Barker
- Zoning: MPN - Master Planned Neighbourhood
- Land Size: 330sqm (approx.)
- Council Rates: \$TBA
- Emergency Services Levy: \$TBA
- SA Water: \$78.60 p.q.

Nearby Schools:

- Private: Cornerstone College, Kings Grammar, St. Francis de Sales, St. Mark's Lutheran Primary School.
- Public: Mount Barker South Primary School, Mount Barker Primary School, Mount Barker High School.

With its ideal location, premium features, and modern design, this home is ready for its first owner to move in and enjoy.

Homes like this won't last long, so contact us today!

More About this Property

Property ID	14GWFDQ
Property Type	House
Land Area	330 m2
Including	Toilets (2) Garden shed with

Anna Locke 0402 474 501

Sales Consultant | alocke@ljhmtbarker.com.au

Phil Chapman 0418 846 052

Principal | pchapman@ljhmtbarker.com.au

LJ Hooker Mount Barker (08) 8398 6300

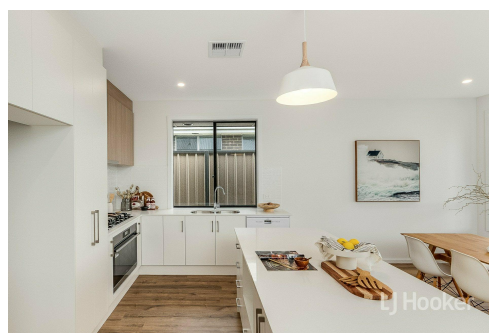
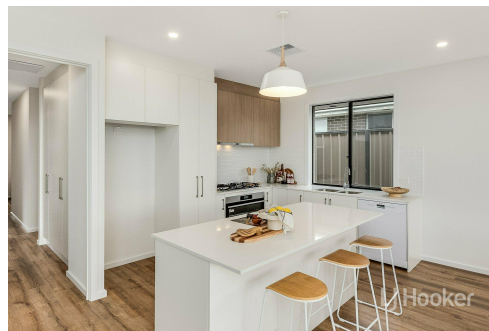
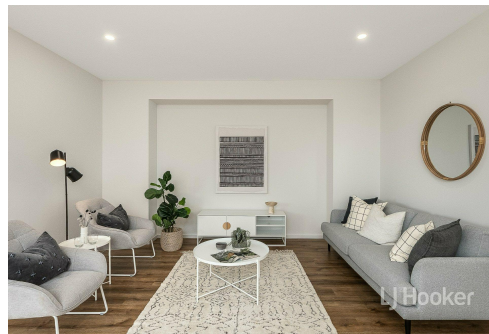
53 Gawler Street, MOUNT BARKER SA 5251

mountbarker.ljhooker.com.au | office@ljhmtbarker.com.au

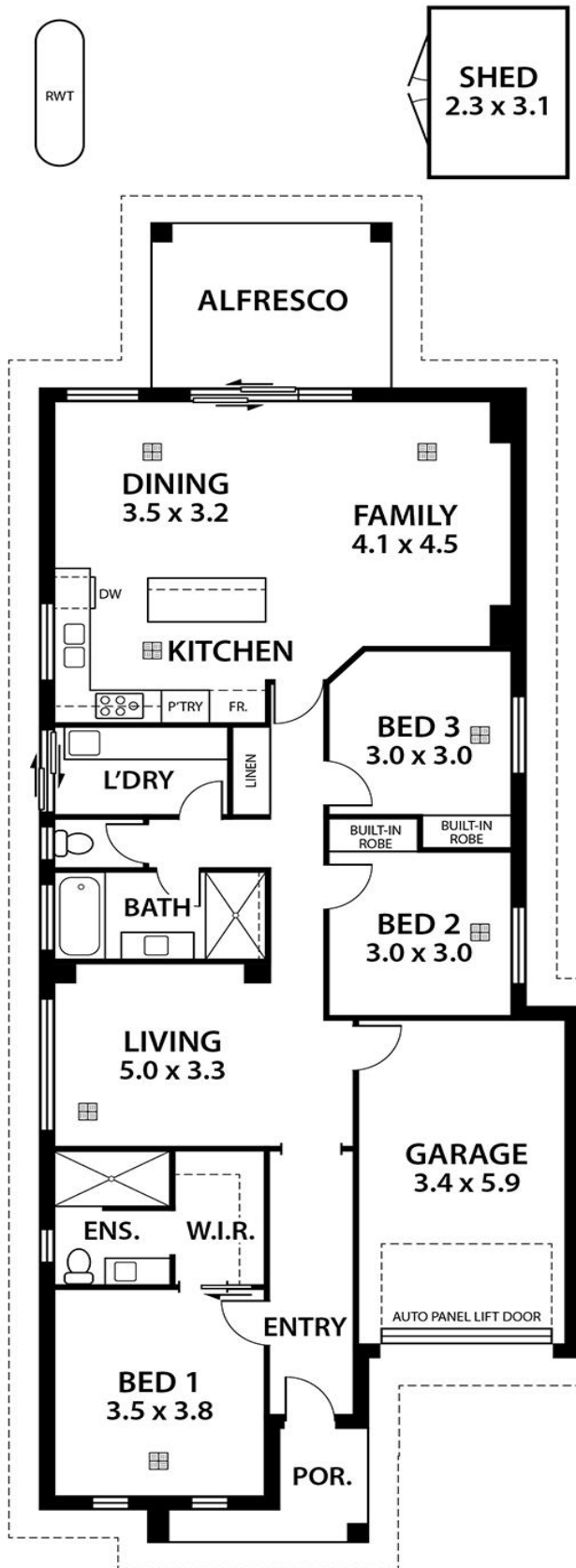


Disclaimer: All information contained therein is gathered from relevant third parties sources.

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



**LJ Hooker Mount Barker
(08) 8398 6300**



AREA

LIVING:	139.9 m ²
GARAGE:	23.4 m ²
ALFRESCO:	12.0 m ²
PORCH:	4.4 m ²
SHED:	7.1 m ²
TOTAL:	186.8 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.