

## Mount Barker, 31 Cleland Street

### Stylish Custom Home in Highly Sought-After Springlake Estate

Positioned in desirable Springlake Estate, this beautifully crafted home by Oakford Homes offers high-quality finishes, thoughtful design, and a flexible floorplan to suit a variety of lifestyles. With 9-foot ceilings throughout plus a striking high raked ceiling in the main living area, the sense of space and light is immediately apparent. Overlooking a peaceful small reserve and close to walking trails, the home enjoys a picturesque outlook, overlooking an iconic old gum tree.

Designed for both comfort and versatility, the layout provides multiple options, including spacious open plan main living and dining area, formal lounge and separate rumpus room. Alternatively, the home can be configured as a five-bedroom residence plus a dedicated office. The electric windows in the main living area enhance airflow, while the sheer curtains allow you to take full advantage of the warm northerly sun in winter.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/14G9FDQ](https://l.jhooker.com.au/14G9FDQ)

**Contact**  
**Anna Locke**  
0402 474 501  
[alocke@ljhmtbarker.com.au](mailto:alocke@ljhmtbarker.com.au)  
**Phil Chapman**  
0418 846 052  
[pchapman@ljhmtbarker.com.au](mailto:pchapman@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**

At the heart of the home, the well-appointed kitchen flows seamlessly into the dining and living areas. Featuring a waterfall stone island bench with breakfast bar, a 900mm gas cooktop, and a 750mm wall oven, it offers both style and practicality. The butler's pantry provides additional storage, a large sink, and a Fisher & Paykel integrated dishwasher, keeping everyday clutter out of sight.

Smart use of space ensures ample storage throughout, including a mud nook in the front room currently disposed as a study, that could easily be converted into an extra wardrobe if needed.

The master suite is a true retreat, complete with a ceiling fan, generous walk-in robe, and a stylish ensuite featuring his and hers vanities, floor-to-ceiling tiles, and a walk-in shower with a feature timber-look wall. Bedrooms two and three include built-in robes, while the rumpus room, second lounge, or study provide the option for additional bedrooms.

Step outside through the sliding glass doors via either the dining or living area, leading to the covered alfresco area with raked ceiling and fully equipped outdoor kitchen-ideal for entertaining. Overlooking beautifully landscaped, low-maintenance gardens with an efficient irrigation system, this space offers the perfect setting for outdoor living.

Situated on a corner block, this home enjoys all the benefits of Springlake Estate, including parks, playgrounds, BBQ areas, and community fruit trees. With an easy 30-minute commute to Adelaide CBD, it offers a fantastic combination of lifestyle and convenience.

Features you will love:

- Flexible floorplan with multiple living configurations
- High ceilings throughout, including raked ceiling in the main living area
- Stunning custom-made, sheer S-Fold curtains and blockout blinds to all living areas and master suite
- Integrated dishwasher, 900mm gas cooktop, and 750mm wall oven
- Soft close drawers to the kitchen
- Water plumbed to the fridge
- Butler's pantry for additional storage and functionality
- Beautiful sliding barn doors in the main living and ensuite
- Main bathroom with separate guest powder room
- Data points in all bedrooms, living areas, and study
- Wireless access points
- Security cameras
- Zoned ducted reverse-cycle air conditioning
- R2.5 insulation to external walls, R2.0 insulation to internal walls & R5.0 insulation to ceilings
- Gas hot water system
- 3500L rainwater storage
- Brand new BBQ with plumbed outdoor sink, all included
- Termite-treated timber throughout for added durability
- Large double garage with auto panel-lift door and additional off-street parking plus auto roller door access to rear yard
- Terraced, landscaped gardens with irrigation systems front and rear
- All potted plants in the rear and side garden are irrigated and included in the sale
- 2.3m x 2.3m garden shed



**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.



This is a rare opportunity to secure a quality home in a premium location. Enquire today to arrange an inspection.

## More About this Property

Property ID	14G9FDQ
Property Type	House
Land Area	489 m2
Including	Ensuite Toilets (2)

**Anna Locke 0402 474 501**

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

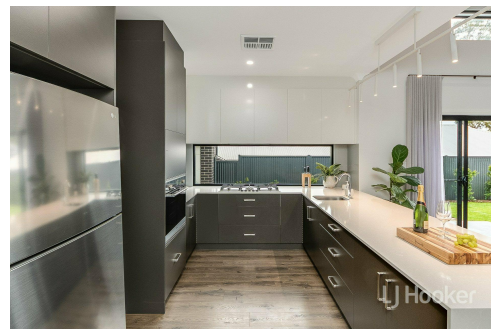
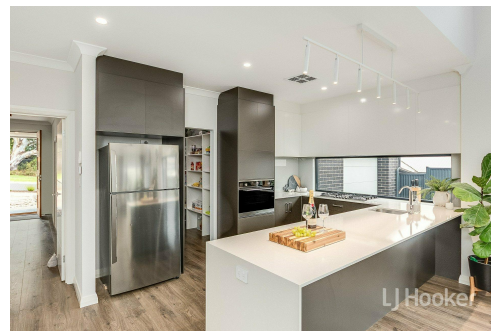
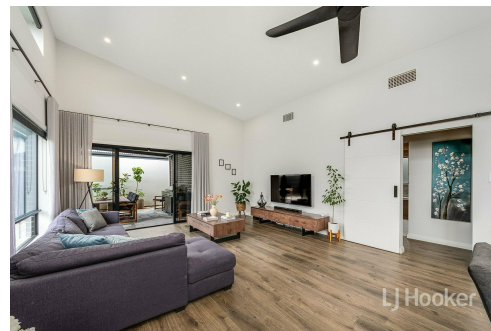
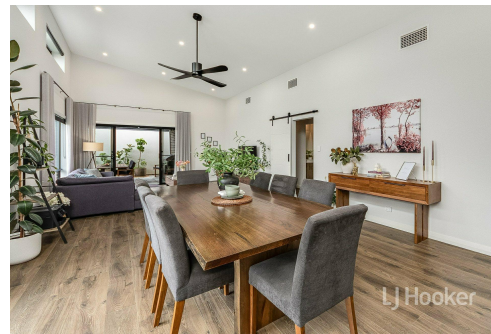
**Phil Chapman 0418 846 052**

Principal | [pchapman@ljhmtbarker.com.au](mailto:pchapman@ljhmtbarker.com.au)

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

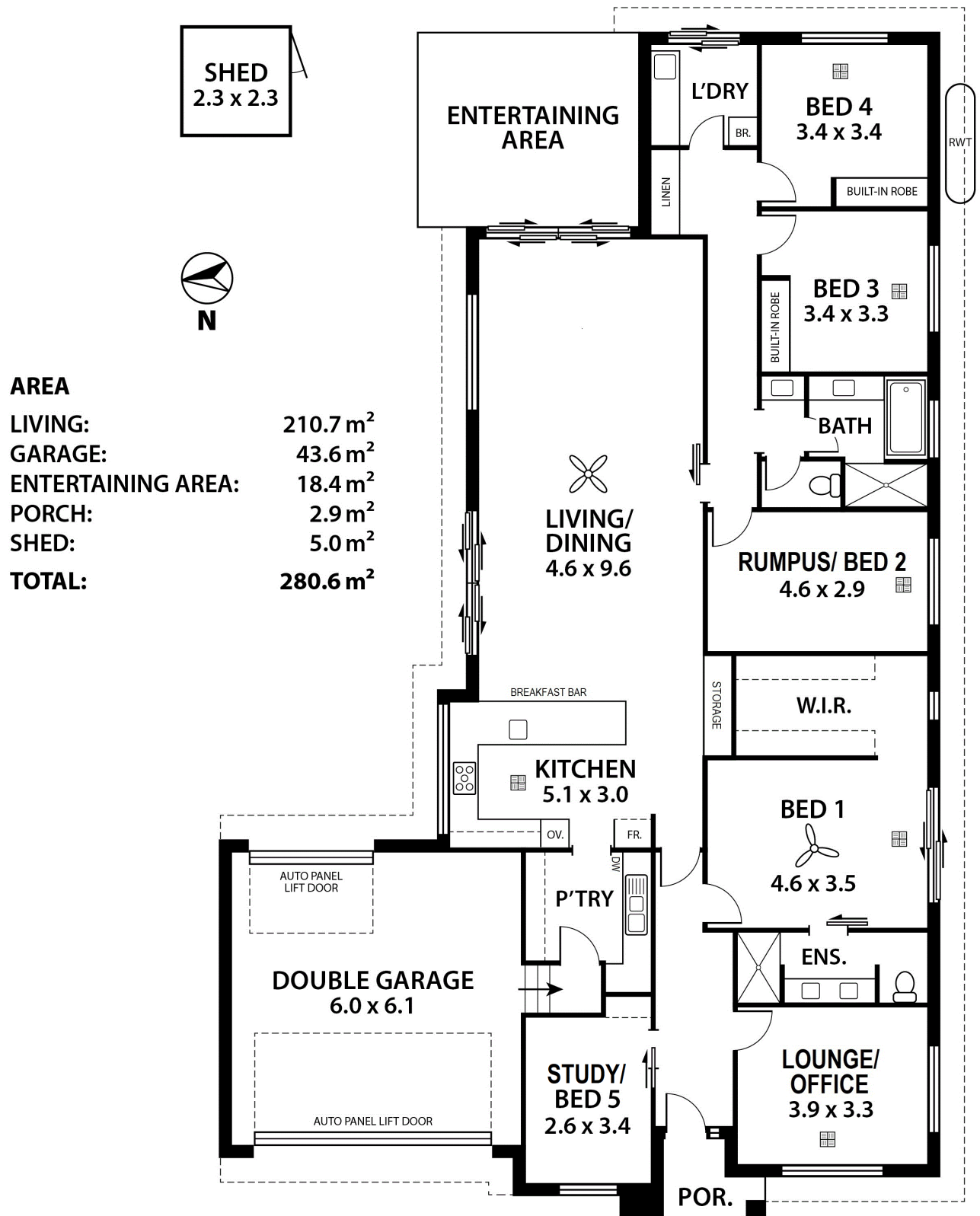
53 Gawler Street, MOUNT BARKER SA 5251

[mountbarker.ljhooker.com.au](mailto:mountbarker.ljhooker.com.au) | [office@ljhmtbarker.com.au](mailto: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**



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.