

Mount Barker, 32 Stoneleigh Avenue

Stunning Brand-New 5 Bedroom Home in Aston Hills



Set amongst other modern homes in the highly sought-after Aston Hills Estate, this 2025-built is a true standout. With an excellent layout this high-spec 242sqm home is designed for comfort, style, and family living on a 618sqm corner block. Eligible First Home Buyers could potentially save over \$40,000 in Stamp Duty relief.

Inside, this premium home includes:

- * 2.7m high ceilings throughout the home.
- * Stone benchtops in the kitchen and bathrooms complementing the modern design.
- * 900mm Westinghouse oven with a 5-burner gas cooktop.
- * Smeg dishwasher and microwave provision for effortless cooking and cleaning.
- * Storage Galore with walk in pantry and linen/storeroom plus built-in laundry cupboards
- * Walk-in robes to the master bedroom and Bedroom 2, plus built-in robes to Bedrooms 3 and 4.
- * Hybrid waterproof flooring in the entry, kitchen, pantry, living, dining, and hallways, with

For Sale
Please Call

View
ljhooker.com.au/14G7FDQ

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LJ Hooker Mount Barker
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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.

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.

* Reinforced roof for solar panels

Outside, you'll find:

* Spacious Alfresco under main roof with plumbed gas point for the BBQ.

* 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 garden, while the rear garden can be irrigated via an app on your smart phone.

* Exposed aggregate concrete driveway and paths for a sleek and modern finish.

* 1.8m high Colourbond good-neighbour fencing for privacy and security.

Specifications:

- CT: Volume 6278 Folio 762

- Council: Mount Barker

- Zoning: MPN - Master Planned Neighbourhood

- Land Size: 618sqm (approx.)

- Council Rates: \$TBA

- Emergency Services Levy: \$TBA

- SA Water: \$78.60 p.q.

Nearby Schools:

- Public: Mount Barker South Primary School, Mount Barker Primary School, Mount Barker High School.

- Private: Cornerstone College, King's Baptist Grammar, St Francis de Sales College, St Mark's Lutheran Primary School.

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

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



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More About this Property

Property ID	14G7FDQ
Property Type	House
Land Area	618 m2
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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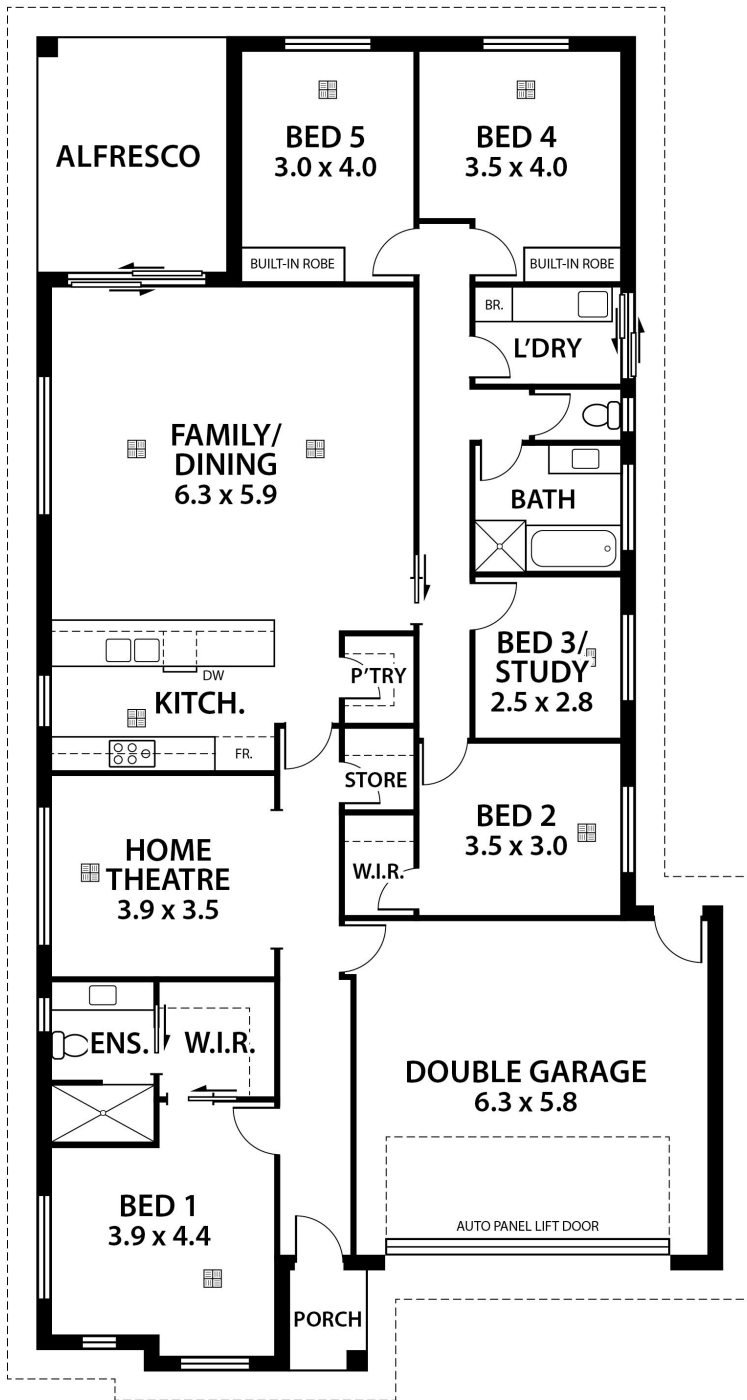
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RWT



AREA	
LIVING:	186.0 m ²
GARAGE:	39.6 m ²
ALFRESCO:	13.4 m ²
PORCH:	3.1 m ²
TOTAL:	242.1 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.