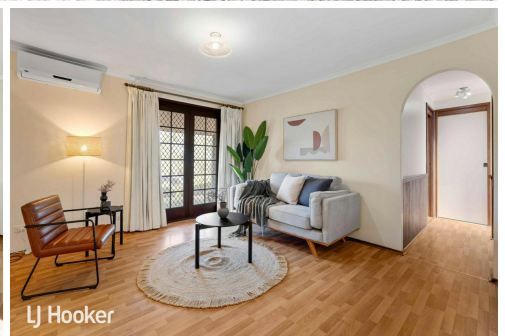
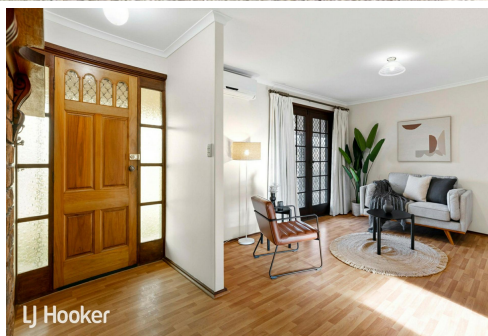




Mount Barker, 7 Mansfield Road

Spacious Hills Retreat!

Inspections by Appointment

Very well situated in the Flaxley Estate, close to shops, transport and a short walk to Keith Stephenson Park with relaxing walk ways, on this generous 1155sqm block, you'll be presented with this impressive 4 bedroom family home plus 3 room studio, wine cellar, shed, separate veggie patch and immaculate gardens. A flexible floor plan with the ability to accommodate an extended or blended family.

The foyer leads into the light filled living with reverse cycle air conditioning and French doors which open onto the verandah. This living leads to the dining room and kitchen. The kitchen includes generous storage, a dishwasher and a wall oven. The kitchen has a further doorway into the dining room which opens onto the paved outdoor undercover entertaining area for your family bbq's and get togethers.

4 3 4

For Sale
\$780K-\$850K

View
ljhooker.com.au/2C5KFDZ

Contact
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Luke Mitchell
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(08) 8362 8008

Separate from the dining room is the formal lounge featuring warm timber paneling. A beautiful timber staircase leads to the master bedroom on the upper level with walk-in robe, reverse cycle air conditioning, ensuite and private balcony, which provides a peaceful escape.

A second master bedroom downstairs is complete with ensuite and walk-in robe, reverse cycle air conditioning and French doors to the verandah. A full bathroom and separate toilet services the 3rd and 4th bedrooms. At the end of the hallway is the large laundry with ample storage. Additional storage cupboards line the hallway close to the laundry.

This neat and well kept property also has a studio that provides a retreat for all ages. Be surprised by the secret location of the wine cellar!

What we love:

- 4 bedrooms including 2 main bedrooms
- 3 room studio/games room with ample storage
- Freshly painted through inside
- Brand new laminated floor
- Recapped and reredged roof
- Brand new roofing for the entertainment area
- Brand new water tank
- R/C air conditioning galore to keep your comfortable all year round; a brand new system in the main bed on the upper floor
- Secret wine cellar
- Huge shed powered and concreted
- Hard stand for boat or caravan
- Solar power
- Paved entertainment area
- Veggie garden
- Double carport plus additional parking space
- No easement corner block, a potential to subdivide and build two (STPC)

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	2C5KFDZ
Property Type	House
House Size	445 m ²
Land Area	1155 m ²

Doris He 0423 707 585

Sales Consultant | Doris.He@ljhadelaidemetro.com.au

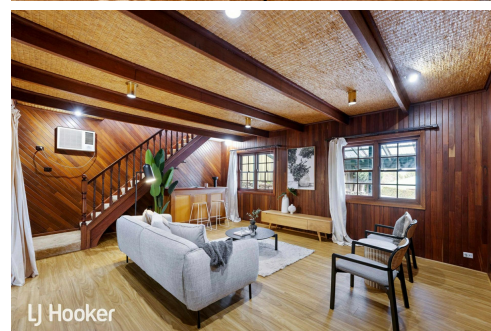
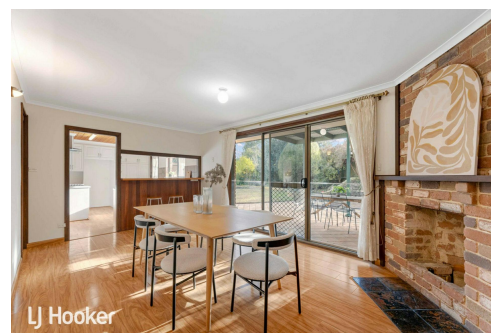
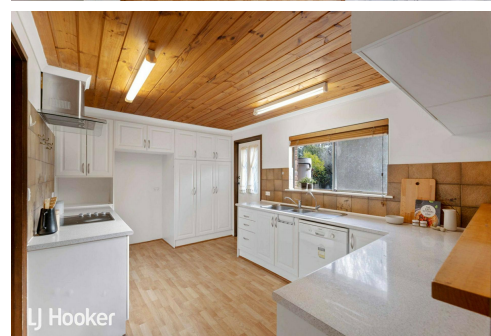
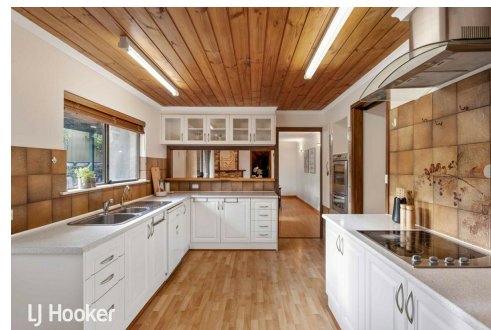
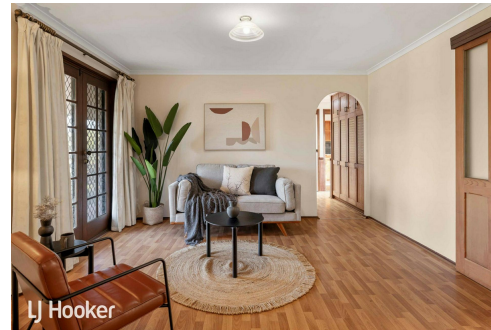
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APPROXIMATE DIMENSIONS	
LIVING:	201.1m ²
ENTERTAINING:	48.8m ²
BALCONY/PATIO:	25.5m ²
VERANDAH:	34.5m ²
GARAGE/STUDIO:	93.9m ²
CARPORT/CELLAR:	40.5m ²
TOTAL:	444.3m ²

7 MANSFIELD ROAD, MOUNT BARKER

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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