



1/1 Kernutt Court, Mount Barker

SOLD by Phil & Anna - LJ Hooker

Cute Cottage Style Home

Three-bedroom cottage style home situated close to the Mt Barker Golf Course and within walking distance to the wetlands and Marden School. This property is centrally located, close to both Aston Hills shopping centre, cafes and restaurants and easy commute to Gawler Street.

- Spacious main bedroom with build in robe
- Bedrooms 2 and 3 with provision for built-in robes
- Lounge with reverse cycle a/c
- Open plan kitchen and dining
- Separate laundry
- Bathroom with bath, vanity and shower, plus separate toilet
- Courtyard home with lovely near level grassed backyard
- Quaint front facade with paved path and garden leading to front door
- Single carport
- Garden shed

A fabulous tenant already in place, keen to stay on and who would love to renew if purchased by an investor. Lease ends 7th December

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.

3 1 1

FOR SALE
Please Call

AGENTS

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AGENCY

LJ Hooker Mount Barker
(08) 8398 6300

LJ Hooker

2025. This delightful home would suit first home buyers, downsizers, investors or retirees. Don't wait, it won't last!

Community Titled in group of 2 - Self-managed no fees
Community Insurance - \$241.44 each
CT ‐ Volume 5977 Folio 497
Council ‐ Mount Barker
Zoning ‐ Neighbourhood - N
Land Size ‐ 388sqm
Built - 1992
Council rates - \$2,527.63 p.a.
SA Water rates - \$82.30 p.q. supply charge
ESL - \$101.75

MORE DETAILS

Property ID	JJGFDQ
Property Type	Unit
Land Area	388 m2
Including	Toilets (1)

Phil Chapman 0418 846 052

Principal | pchapman@ljhmtbarker.com.au

Anna Locke 0402 474 501

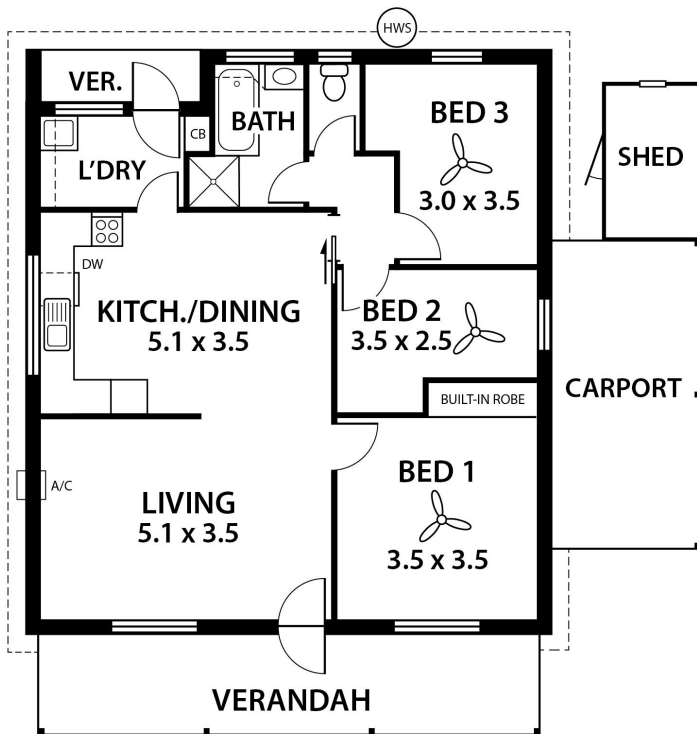
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AREA

LIVING:	91.1m ²
CARPORT:	13.9m ²
VERANDAHS:	17.9m ²
SHED:	4.6m ²
TOTAL:	127.5m²

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.