







ROOM TO ENJOY INSIDE & OUT.

4 2 4 3,173m2

Set on a generous 3,173sqm allotment in Mount Barker's established Dalmeny Estate, 11 Yaktanga Way offers an increasingly rare combination - a comfortable family home, beautiful open space and the freedom to make it your own.

Built by Statesman Homes in 2005, the four-bedroom home is light and practical. With a welcoming front lounge providing a separate retreat before the home opens into an exceptionally spacious living and dining area, and with tiled floors underfoot, it an easy to live in and care for home. Large windows draw the garden into the rooms and fill the space with natural light, while the wood fire brings warmth and atmosphere through the cooler Hills months. The master bedroom is privately positioned with its own walk-in robe and ensuite and the remaining 3 bedrooms are serviced by their own family bathroom with bath and separate toilet.

Outside, the scale and setting really begin to impress. Established gardens and sweeping lawns create a wonderful feeling of openness, with views extending across the surrounding countryside towards Mount Barker Summit. Apricot, plum, apple, mandarin, lemon and lime trees are already established, while rabbit-proof fencing around the property provides added

Price	Open Sat 21/11 @2.30pm $1.15m
Property Type	Residential
Property ID	159

Land Area 3,173 m2

AGENT DETAILS

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OFFICE DETAILS

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peace of mind for families with children or smaller dogs.

Dual driveways add enormous practicality. The main paved driveway leads to the double garage, while a second entrance through a farm gate allows remarkably easy access directly into the rear of the property. Substantial shedding is already in place, complemented by a particularly well-constructed, secure lean to, ideal for the ride-on mower, tools and garden equipment.

Yet perhaps the greatest luxury here is what hasn't been built. There is still an abundance of open space to extend the orchard, add further shedding, create gardens, give children room to roam, or simply leave it exactly as it is and enjoy the outlook.

All this space, while the schools, shopping and everyday conveniences of Mount Barker remain just minutes away. If you’re looking for an idyllic family home to please everyone, be sure not to miss this!

RLA316900

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