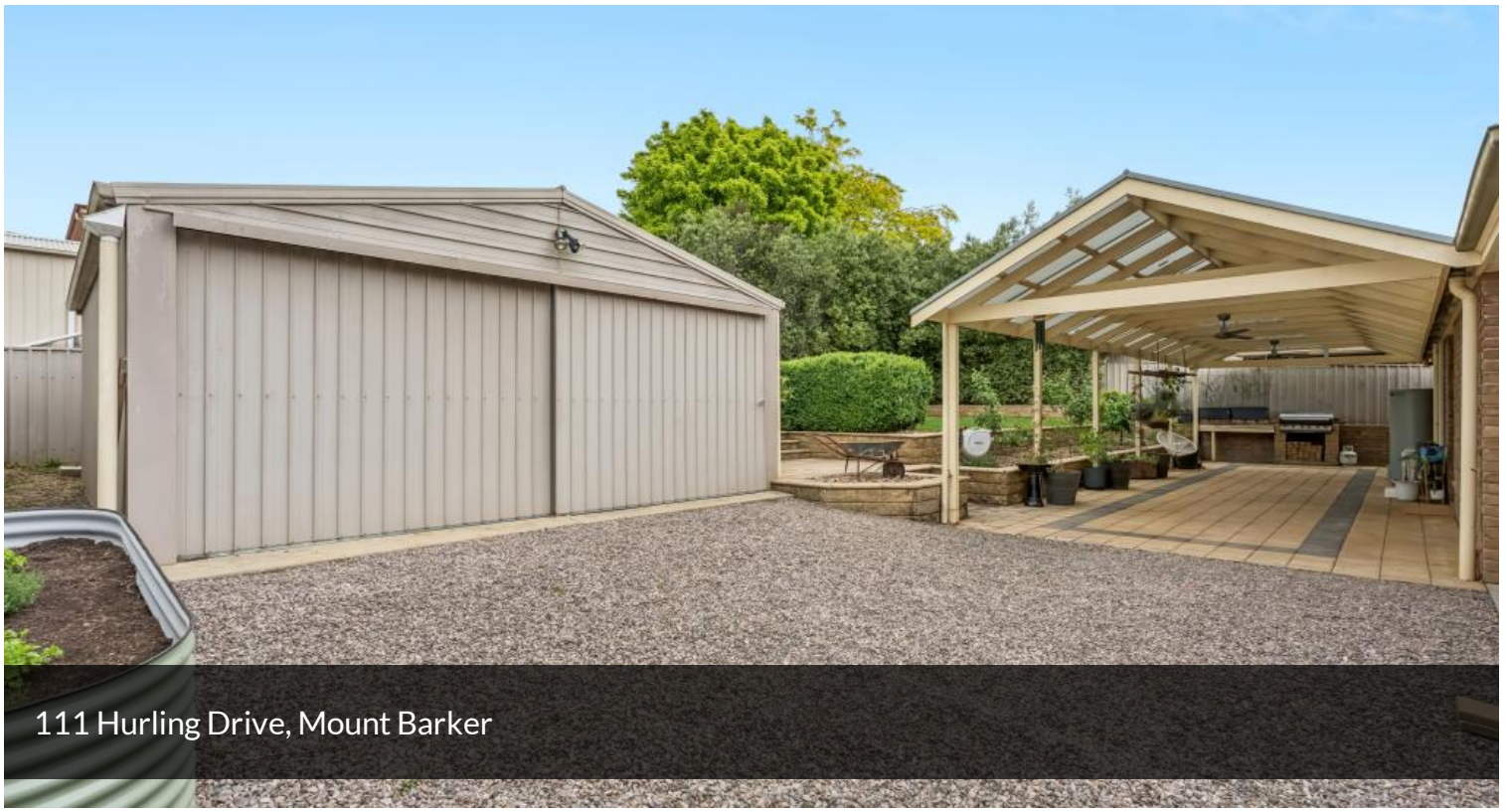


111 Hurling Drive, Mount Barker







AN EXCEPTIONAL FIRST HOME WITH SPACE, SHEDDING & SOLAR

For those looking to enter the property market, this is an opportunity to secure a well-equipped, comfortable home with an impressive list of practical features, generous outdoor spaces and the convenience of a central Mount Barker location.

This well-maintained home offers three bedrooms, all with built-in robes, including a particularly spacious master bedroom. Recent updates include new flooring, upgraded lighting, ceiling fans and a new split-system in the master bedroom, complimenting the secondary split system in the main living area.

The floorplan is practical with an open plan living and dining room, adjoining dining area and a neat, functional kitchen overlooking the expansive outdoor entertaining area. A family bathroom with bathtub, separate toilet and dedicated laundry complete the accommodation.

One of the property's greatest attractions is undoubtedly the enormous undercover entertaining area. Extending across the rear of the home beneath a pitched roof, this fabulous space features new ceiling fans and

3 1 5 824m2

Price	$749,000
Property Type	Residential
Property ID	169
Land Area	824 m2

AGENT DETAILS

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OFFICE DETAILS

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lighting, a barbecue area and stainless steel preparation bench. It's an ideal setting for entertaining family and friends, with plenty of room for outdoor dining and relaxed gatherings throughout the year.

Beyond the entertaining area, established perimeter hedging provides a lovely green backdrop to the tiered garden, with lawn areas offering space for children and pets. The fully fenced grounds provide an added level of practicality and security and there’s even two kennels that could otherwise be home for the chooks or a rabbit proof harvest garden.

For buyers who value excellent vehicle accommodation and storage, this property delivers considerably more than most. A large circular driveway provides easy access and generous off-street parking for up to six vehicles, while the substantial garage, complete with power, its own electrical sub-board and convenient rear access, is a particularly valuable inclusion. Whether used for secure vehicle storage, a workshop or hobbies, it's a space with genuine versatility.

Further enhancing the home's appeal is a large 7.92kW solar system supported by a very generous 13.8kWh battery storage, ensuring electricity bills are reduced significantly.

Positioned opposite a beautiful park, with a bus stop directly out front and Mount Barker's shopping, schools and everyday amenities close at hand, the location offers an appealing balance of convenience and lifestyle.

An excellent opportunity for first-home buyers seeking more than just the basics, with the space, infrastructure and established improvements to enjoy immediately, and the flexibility to accommodate changing needs in the years ahead.

RLA316900

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