LJ Hooker Mount Barker
RLA 185939
53 Gawler Street,
MOUNT BARKER SA 5251

116 Glen Bold Rd, Chapel Hill, SA 5153

Contact Agent

Livestock















Elegant Country Living with Exceptional Equestrian Facilitie

"Glenrose Park"

Open for Inspection

By Appointment.

Picturesque surrounds, peaceful gardens and stunning views! Set on over 18 glorious hectares adjacent Mylor, amidst one of the most beautiful and highly sought areas in the Hills, this impressive 1930s four-bedroom home with extension, offers outstanding lifestyle opportunities as well as incredible equestrian facilities ~ What more could you want?

The home welcomes you with an elegant central foyer featuring timber floors, ceiling rose, crystal chandelier, and wood-look gas fireplace. The foyer leads to different zones of the home including the formal lounge which exudes timeless charm with stunning features comprising ornate cornices, ceiling rose, a gas fireplace, and refined window furnishings. Bi-fold doors open to a graceful formal dining room with French doors leading seamlessly outside to the rear entertaining area and down to the in-ground salt chlorinated pool with detached undercover BBQ area and beautiful gardens, perfect for entertaining and large gatherings of family and friends.

The spacious country kitchen sits adjacent the formal dining and offers marble benchtops, abundant workspace, a double wall oven, cooktop with four gas and one electric burner, integrated Miele dishwasher, pantry and informal meals area - all adjoining a comfortable living area with gas heater perfect for relaxing. Plus there is ducted reverse cycle air-conditioning throughout the home for year-round comfort.

The master suite is a true retreat, complete with ensuite with shower, bath, vanity, and a four-door mirrored built-in robe plus a versatile adjoining area currently serving as a library and study, but could easily function as a parent's retreat.

There are three additional bedrooms in the main house plus a cosy sitting room for the kids with slow combustion heater, plus main bathroom with separate toilet, laundry and ample hallway storage complete the home's thoughtful layout.

There is a separate office with kitchenette, meals and sitting area, plus a separate gym/teenagers retreat with bathroom and sauna that could easily be converted to a Granny Flat. There is also extra separate accommodation with full facilities for students, or a groom.

Equestrian Facilities Include:
- Undercover 42.5m x 25m indoor arena with LED lighting and sprinklers

Listed By
Phil Chapman
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Listing Number: 3514633

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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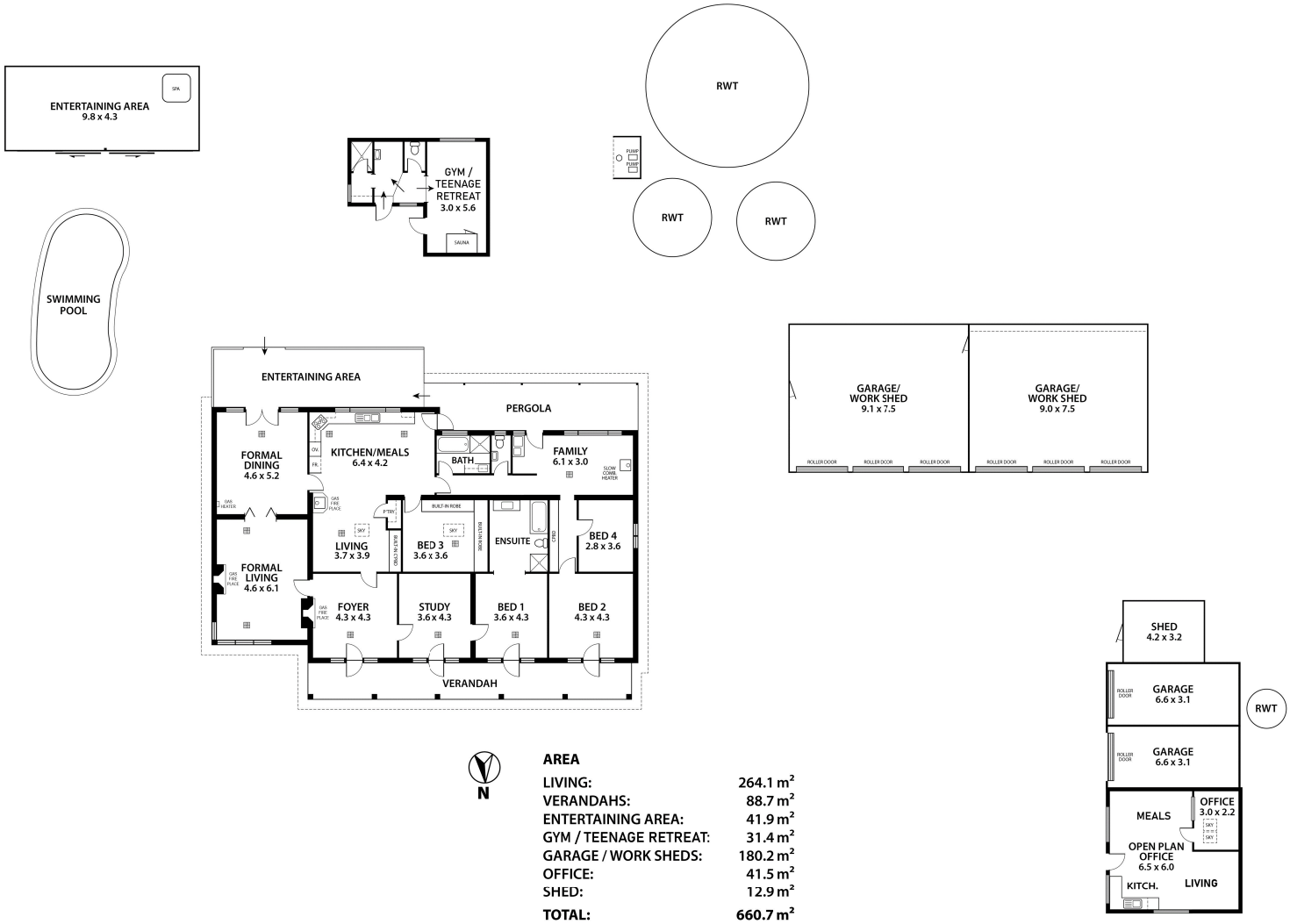
Floorplan



AREA

LIVING:	**264.1 m²**
VERANDAHS:	**88.7 m²**
ENTERTAINING AREA:	**41.9 m²**
GYM / TEENAGE RETREAT:	**31.4 m²**
GARAGE / WORK SHEDS:	**180.2 m²**
OFFICE:	**41.5 m²**
SHED:	**12.9 m²**
TOTAL:	**660.7 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.

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