



18 STANLEY STREET, AUBURN, SA 5451

ARCHITECTURAL - STUNNING COUNTRY LIVING AMBIENCE

A stunning architectural home nestled on a fabulous corner allotment in the picturesque town of Auburn Clare Valley. The location is fantastic, an idyllic setting opposite Horrocks Park and a short walk to local wineries, close to the Riesling trail and start of the Rattler Trail. Walk to the shops, restaurants, local services, all only a few minutes away.

The stylish home has an excellent design incorporating two wings separated by an enclosed breezeway. The main living area is open plan, light and bright with sliding doors out to a north facing deck and alfresco area. Large picture windows bring the outside in and take advantage of the beautiful surrounds. The kitchen has a lovely island, good cupboard and drawer space, small pantry, Smeg electric oven, gas cooktop and Miele dishwasher. Slow combustion heating and reverse cycle split system air conditioning the adjoining living area and dining area is spacious in size. Quality light washed timber veneer flooring and blinds.

The second wing houses four bedrooms, the master bedroom has a wall of built in robes and a large ensuite. The main bathroom is 3 way design with powder room, bath/shower, separate toilet and good storage. The laundry is well appointed with broom cupboard and bench space. Step out to the verandah that flows around the whole home. There is a lovely north facing outdoor entertaining area, vine covered for the summer months and numerous sitting areas around the home. Under the main roof

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 23248950

SALE DETAILS

[Expression of Interest](#)

CONTACT DETAILS

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is a double carport with roller doors. Plus the eastern verandah can be enclosed with all weather blinds.

The gardens have all been well established with easy care plantings, fruit trees, deciduous trees, natives all on in-ground watering system. A feature on the Eastern side of the home is a fabulous semi-circular gabian wall and in-ground fire-pit area; perfect for entertaining and enjoying the ambience of country life.

There is a garden shed and vegetable garden as well as plums and apricots. The home has 45,000 litres of rainwater connected to the home that can be switched to mains water if required. Treated on a yearly basis for white-ants under a maintenance program. A heatpump hotwater system is energy saving plus there is an environ-cycle septic system. Other features include foxtel, wifi and broadband internet.

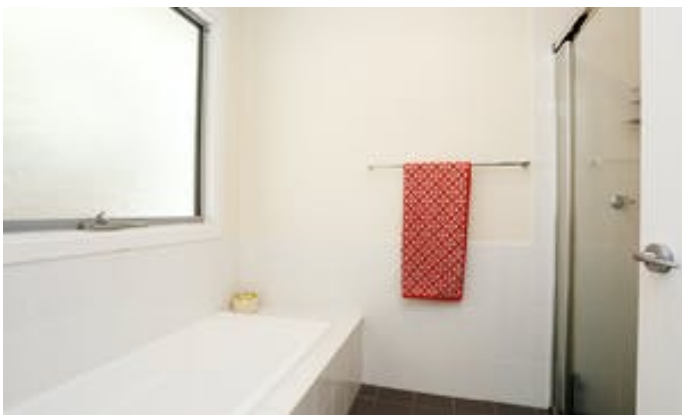
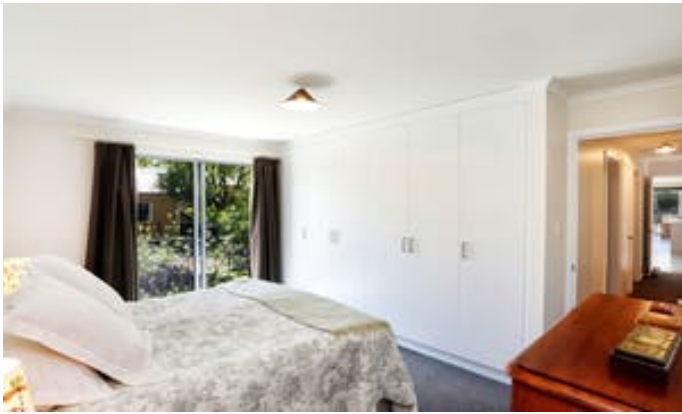
A stunning family home, highly sought after retirement home or you could even establish as a bed and breakfast or weekender.

Wake to bird song, breakfast under the alfresco, admire your gardens, walk to the street, play with the kids or grand kids in the park, walk to the local restaurants, cellar doors, coffee shops, take a stroll along the Riesling or Rattler trail. It is all at your doorstep. Don't miss out on this highly regarded home in a premier location in Auburn Clare Valley.

Other features: Close to Schools, Close to Shops, Garden

- Land Area 1,274.00 square metre
- Building Area: 160.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Air Conditioning







18 Stanley Street, Auburn



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

