



17 Mutton Road, MONASH, SA 5342

Family Treasure Trove

Discover a rare blend of peaceful rural living and practical comfort at 17 Mutton Road, Monash. Set on 3.44 hectares of lush, irrigated gardens, this 1992-built brick-veneer home by Marshall & Thompson offers a lifestyle of serenity and sustainability.

Inside, you'll find four well-sized bedrooms designed for year-round comfort, each featuring built-in robes, ceiling fans, and roller shutters. The home is cooled and heated via split-system air conditioning, ensuring a comfortable atmosphere in every season.

The living area is both warm and inviting, anchored by a built-in bar - perfect for entertaining or unwinding. Outside, a tropical-style spa delivers a resort feel, framed by verdant foliage and the soothing ambience of nature.

This property is equipped for self-sufficient, eco-conscious living:

- Serviced by CIT water, complete with a large settling tank
- Four rainwater tanks plumbed to the house
- 3.71 megalitres of CIT water delivery rights and 2.71 megalitres of Irrigation Rights
- 22-panel solar system

TYPE: For Sale

INTERNET ID: 300P131219

SALE DETAILS

\$780,000

CONTACT DETAILS

Elders Riverland

2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

Karen Nash
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For space and utility, there are two large sheds with 3-phase power - ideal for a workshop, machinery or storage - plus a double carport with two automatic roller doors.

The grounds are a gardener's delight, with mixed fruit trees peppered throughout and beautifully irrigated lawns. Rustic garden art is included, adding character and charm to the landscape.

Key Features at a Glance:

- 4 bedrooms / 2 bathrooms
- Built in 1992 by Marshall & Thompson
- 3.44 ha of land
- Split-system heating & cooling
- CIT & rainwater plumbing
- 22-panel solar system
- Tropical spa area
- Two large powered sheds (3-phase)
- Double carport with auto roller doors
- 2.71 ML CIT water rights
- Mixed fruit trees + garden art
- Council rates approx. \$805 per quarter

This is a rare opportunity to own a property that truly feels like a retreat - offering space, water security, and a lifestyle that balances function and tranquillity. Could be ideal for someone looking for space to home horses. Contact us today to arrange your private inspection and experience 17 Mutton Road for yourself.

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 3.44 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8











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Elders Real Estate