



## 271 Lucindale Road, NARACOORTE, SA 5271

Quality Home on 17 Acres

**6.88 hectares, 17.00 acres**

Wanting your own hobby farm or downsizing from a larger rural holding? Here's your opportunity!

Immaculately maintained and presented, this comfortable 4 bedroom home built in 2005 is situated on approximately 6.88ha (17 acres approx) of fully-fenced paddocks located just 4km from Naracoorte's CBD. This property offers complete privacy from the main road behind an established treeline.

With 4 bedrooms plus office, 2 bathrooms, excellent rainwater storage of approximately 100,000 litres, fantastic shedding, well kept garden and lawn areas with automatic watering, this property has everything you need to enjoy a relaxed country lifestyle.

The weatherboard home is spacious and well-maintained, with plenty of room for a growing family.

**TYPE:** Sold

**INTERNET ID:** 300P131590

**SALE DETAILS**

**690,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

Inside, the open plan living and dining area has a split system air-conditioner and ceiling fan for year-round comfort. It adjoins the fully equipped kitchen, with modern appliances including gas cooktop and electric oven as well as dishwasher.

Master bedroom features a walk-in wardrobe, ceiling fan and ensuite, while the remaining three bedrooms are all generously sized, two with built-ins. There is also an extra carpeted office/study. The main bathroom comprises of a shower, bath and vanity, with separate toilet.

Outside, the property offers plenty of space for animals and outdoor activities. The four paddocks are well fenced and ready for sheep, cattle or horses, with water points provided by a bore.

Shedding includes a 7-bay shed of 21m x 8m with concrete floor and power, featuring two roller doors and three sliding doors. There is also a free-standing double caravan carport, a single vehicle carport attached to the home and a good quality stock shelter which can be accessed from all paddocks.

Included in the sale are concreted dog kennels, there is also the option to purchase a set of portable cattle/sheep yards.

The well-maintained gardens and lawned areas surrounding the house are perfect for children and pets to play. You can enjoy relaxing on the decked outdoor entertaining area at the rear of the home, with warmer weather on the way.

The house is currently tenanted at \$370 per week until 20/07/2024.

Neat and tidy does not adequately describe the immaculate presentation of this property - there is simply nothing out of place. To truly appreciate the quality of this property and the opportunity it presents, an inspection is a must - book yours with Lee on 0427 620 864 or Grant 0429 077 033.

Features we love:

- 4 bedrooms plus office, 2 bathrooms
- 6.88ha (17 acres approx) of immaculately fenced paddocks with water points
- Excellent rainwater storage of approximately 100,000 litres
- Decked undercover outdoor entertaining area
- Fantastic shedding
- Well maintained garden and lawn areas with automatic watering
- Privacy behind an established treeline

Council: Naracoorte Lucindale

Council Rates: \$1,123.26 per annum

CT: 5788/783

Land Size: 6.88ha (17 acres approx)

Zoning: Rural

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 6.88 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	3











THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY