



## 276 Freeman Road, AUBURN, SA 5451

Fabulous brick home for country living on 3 Acres plus 37.5 acres of prime Agricultural Land

**16.79 hectares, 41.50 acres**

This retro-inspired brick veneer home was built in 1985 by renowned local builder Tony Griffiths and offers a perfect blend of classic style and modern comfort. Featuring high ceilings, cosy carpeted floors, and retro tiles in the kitchen and bathroom, this home is full of late 70s inspired character and features.

### Home Features:

Spacious living areas, including a separate living room with a study nook and an open-plan dining and family room

Two generously sized double bedrooms, both with built-in wardrobes

The kitchen offers ample cupboard space, electric oven and stovetop, and a range-hood

A well-appointed bathroom with a bath, shower, and vanity, with a separate toilet

Ceiling fans and ducted evaporative cooling throughout the home for year-round comfort

**TYPE:** For Sale

**INTERNET ID:** 300P184022

### SALE DETAILS

**Expressions of Interest  
Guide \$850,000 -  
\$930,000**

### CONTACT DETAILS

**Elders Real Estate Clare  
Valley / Burra**

230 Main North Road  
Clare, SA  
08 8842 9300

**Julie Gabe**  
0438 836 508

A sizeable linen cupboard and good storage space throughout

**Additional Accommodation:**

The property also includes a separate flat with a spacious living area, self-contained kitchen, bathroom, and two bedrooms - ideal for guests, extended family, or older children seeking their own space. Also a fabulous cellar with wine racks.

**Outdoor:**

Set on 3 acres of picturesque land, featuring native scrub, gums, and a creek running through the property

The backyard includes a full-length verandah, perfect for entertaining and relaxing while enjoying the surrounding views

Two dams and rainwater storage comprising 85,000L, three 22,500L tanks, and a 22,500L bore bank

A windmill-pumped bore system ensures ample water supply

The property is bordered by prime agricultural cropping land, currently farmed by a neighboring producer

**Additional Features:**

Garage with power and cement floor, plus a 30ft lean-to for extra storage

Electric hot water system for the flat and instant gas hot water to the main home

Pull-down canvas awnings provide shade and privacy for the windows

Agricultural cropping land

Surrounding the home is prime agricultural cropping land approximately 38 acres, currently farmed by the neighbouring land holder.

With its serene country setting, extensive land, and flexible accommodation options, this property offers the perfect opportunity for hobby farming, country living, or simply a peaceful lifestyle away from the hustle and bustle.

The home is two titles the home sits on one title of 1.285 Ha whilst the land and dams are a separate title of 15.68 HA.

- Land Area 16.794454 hectares
- Bedrooms: 4
- Bathrooms: 2

**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2















