



52 Seven Steps Road, FLAXMAN VALLEY, SA 5235

Lifestyle property that dreams are made of!

****For all 50 property photos please go to the Elders Website****

If you've been dreaming of a peaceful country lifestyle without sacrificing convenience, welcome to 52 Seven Steps Road, Flaxman Valley.

Set on approximately 8 hectares (approx. 20 acres) of picturesque countryside, this is more than just a home – it's a lifestyle property offering space, privacy, versatility and endless opportunity.

The three-bedroom, two-bathroom Victorian style home is warm and welcoming, with comfortable family living at its heart. Featuring beautiful lead light front door, wrap around decked porch, split system air conditioners, a cosy combustion heater and generous living spaces, it's a home designed to be enjoyed throughout every season.

Step outside and you'll discover where this property truly comes to life. The expansive enclosable outdoor entertaining area is the perfect place to gather with family and friends, complete with a beautiful, handcrafted gum timber table and its own combustion fire. All overlooking the surrounding paddocks and the property's incredible glamping retreat. Perfect for sunset dinners all year round.

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: For Sale

INTERNET ID: 300P186420

SALE DETAILS

Offers Above \$1.65mil

CONTACT DETAILS

Barossa

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

Nicola Biagi

0424 975 413

Thoughtfully positioned in its own private paddock with a separate driveway, the fully equipped glamping tent creates an unforgettable guest experience. Complete with an outdoor bath and shower, kitchenette, barbecue area and fire pit, it offers an exciting opportunity for short-term accommodation or simply the perfect place for family and friends to stay while enjoying the peaceful surrounds.

For those seeking a true rural lifestyle, this property is exceptionally well equipped. You'll find extensive his/hers 5 bay shedding with concrete floors and power, stable, a lean-to, carports, chicken coop and multiple fenced paddocks, making it ideal for horses, hobby farming or anyone needing plenty of room for equipment and storage.

Adding even more flexibility is the separate transportable office, complete with its own kitchenette and bathroom facilities, making it ideal for those working from home, running a business or creating a private studio space.

The beautifully established native gardens create a peaceful setting around the home, with towering gum trees, a wood-fired pizza oven and numerous sitting areas where you can relax and take in the scenery. During winter, the seasonal creek comes alive, attracting an abundance of birdlife, including the resident kookaburras and blue wrens that are regular visitors.

Practical features have also been carefully considered, including a large solar system, approximately 260 kilolitres of rainwater plumbed to the house, dam, roadside mail and bin collection, a school bus service, bitumen road access and a stunning driveway lined with wine bottle lights that creates a beautiful entrance to the property.

All of this is set amongst breathtaking rural views while remaining just a short drive from the Barossa's popular townships, giving you the perfect balance of peaceful country living and everyday convenience.

Whether you're searching for the ideal family lifestyle property, a hobby farm, a home-based business opportunity or a unique rural retreat with income potential, 52 Seven Steps Road offers a rare opportunity to enjoy the very best of country living.

Come and experience everything this remarkable Flaxman Valley property has to offer

Details

Title: Torrens

Frontage: 232m approx.

Year built: 2001, Conventional

Zoned: Ru-Rural, Land Use: 1992 - House And Livestock (Non-Viable)

Local Government Description: Primary Production

Council: Barossa Council

Mains Water: No

Rainwater: 260 Kilolitres plumbed to house

Sewer: Common Effluent

Gas: Bottled for tent

Hot Water: Bottled instant to tent, Electric for house

NBN: Yes

Solar: Yes

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. Elders Real Estate RLA62833

Other features: Area Views, Car Parking - Surface, Openable Windows

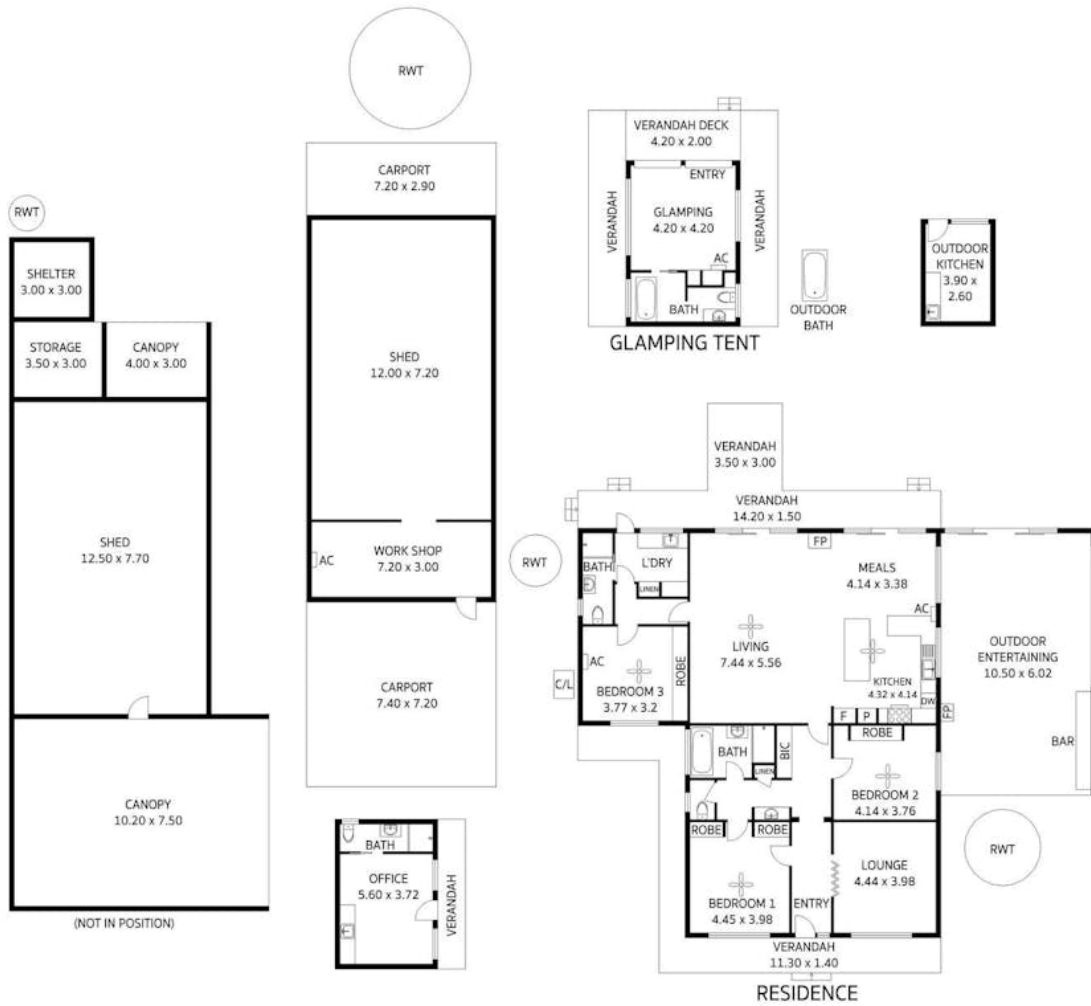
- Land Area 8.264 hectares
- Building Area: 207.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- Car Parks: 10
- 5 car garage
- 5 car carport
- Ensuite











LIVING	237 m ²
SHED	183 m ²
EXTERNAL:	380 m ²
TOTAL:	800 m ²

52 SEVEN STEPS ROAD, FLAXMAN VALLEY

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL MEASUREMENTS AND POSITIONS OF DOORS, WINDOWS AND FIXTURES ARE APPROXIMATE. INTERESTED PARTIES SHOULD CONDUCT THEIR OWN ENQUIRIES AND VERIFY ALL DETAILS INDEPENDENTLY.





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