



204 Tohls Road, BOOBOROWIE, SA 5417

Charming C1900 Stone Homestead on 3.85 Acres – A Renovator's Delight in Booborowie

Situated just minutes from the picturesque and well-kept township of Booborowie, this solid stone homestead offers a rare opportunity to restore and revive a character-filled rural retreat on 1.56 Hectares (3.85) acres of space and serenity.

Built around 1900, the home features four generously sized bedrooms and a host of original period details including sash windows, high ceilings, and sections of decorative wainscoting. While the property does require renovation, it provides a strong foundation and abundant potential for those with vision and enthusiasm.

The functional kitchen is equipped with a four-burner cooktop and a multi-function bench oven, flowing through to a meals area with access to a sunroom – a great space to reimagine and modernise. The main bathroom includes a shower, toilet, and vanity, complete with old-style washstand. A second bathroom has been stripped and currently serves as pantry and storage space, offering a blank canvas for transformation.

A formal dining or living room features Art Deco-style ceiling detail and timber floorboards, ready to be brought back to life with some thoughtful restoration.

TYPE: Under Contract

INTERNET ID: 300P186715

SALE DETAILS

\$230,000 - \$250,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Julie Gabe

0438 836 508

Outside, the property boasts a two-bay stone shed â## ideal for hobbies, storage, or future studio space and adjoining two bay stone lean-to. There's also a dedicated chook yard and a dog run.

If you're looking for a project with character, space, and rural charm, this property offers incredible potential. With the peaceful Booborowie community at your doorstep, here's your chance to create a stunning country homestead tailored to your taste and lifestyle.

Other features: Area Views

- Land Area 1.56 hectares
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4











Living:	145.52sqm
Verandah:	20.37sqm
Pergola/Shed:	71.34sqm
Total:	237.23sqm

This drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.
Produced by Open2view.com