



17807 Sturt Highway, BARMERA, SA 5345

Contemporary design meets rural lifestyle living

Set on approximately 8.6 acres with a backdrop of lush vineyards, this remarkable residence offers a lifestyle that's as refined as it is relaxed. Elevated to capture sweeping views and crafted with thoughtful detail, the home blends natural finishes with modern comfort to create a sanctuary of style.

Inside, the tone is warm and inviting. Spotted gum timber floors, limestone feature walls and expansive glass bring the outdoors in, filling the home with natural light

The kitchen is a true centrepiece with Essa stone benchtops, Asko appliances and a large walk-in pantry, flowing into open plan living and dining areas that encourage effortless entertaining. Three generous bedrooms plus a study (or fourth bedroom) provide flexibility, while the master suite impresses with its ensuite, walk-in robe and direct pool outlook.

Premium inclusions add to the appeal - ducted sound, reverse cycle air conditioning, ducted vacuuming, and a double garage under the main roof.

Outdoors, the home embraces its resort-style pool, complete with salt water system, cedar-lined entertaining area, heated spa, outdoor amenities, and landscaped gardens

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TYPE: For Sale

INTERNET ID: 300P187304

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Elders Riverland

2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

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- the perfect setting for year-round gatherings.

Beyond the home, two 9m x 18m sheds provide exceptional utility and could suit an agriculture or transport business (subject to the necessary planning consents). One includes loft storage, shower and toilet facilities, while the other houses a 9.5kw solar system. Water security is assured with 110,000 litres of rainwater storage and a domestic CIT water connection. The balance of the land is natural scrub, adding to the sense of privacy and connection to the landscape.

This is more than a home - it's a lifestyle estate, where quality design, rural outlook and modern luxury meet.

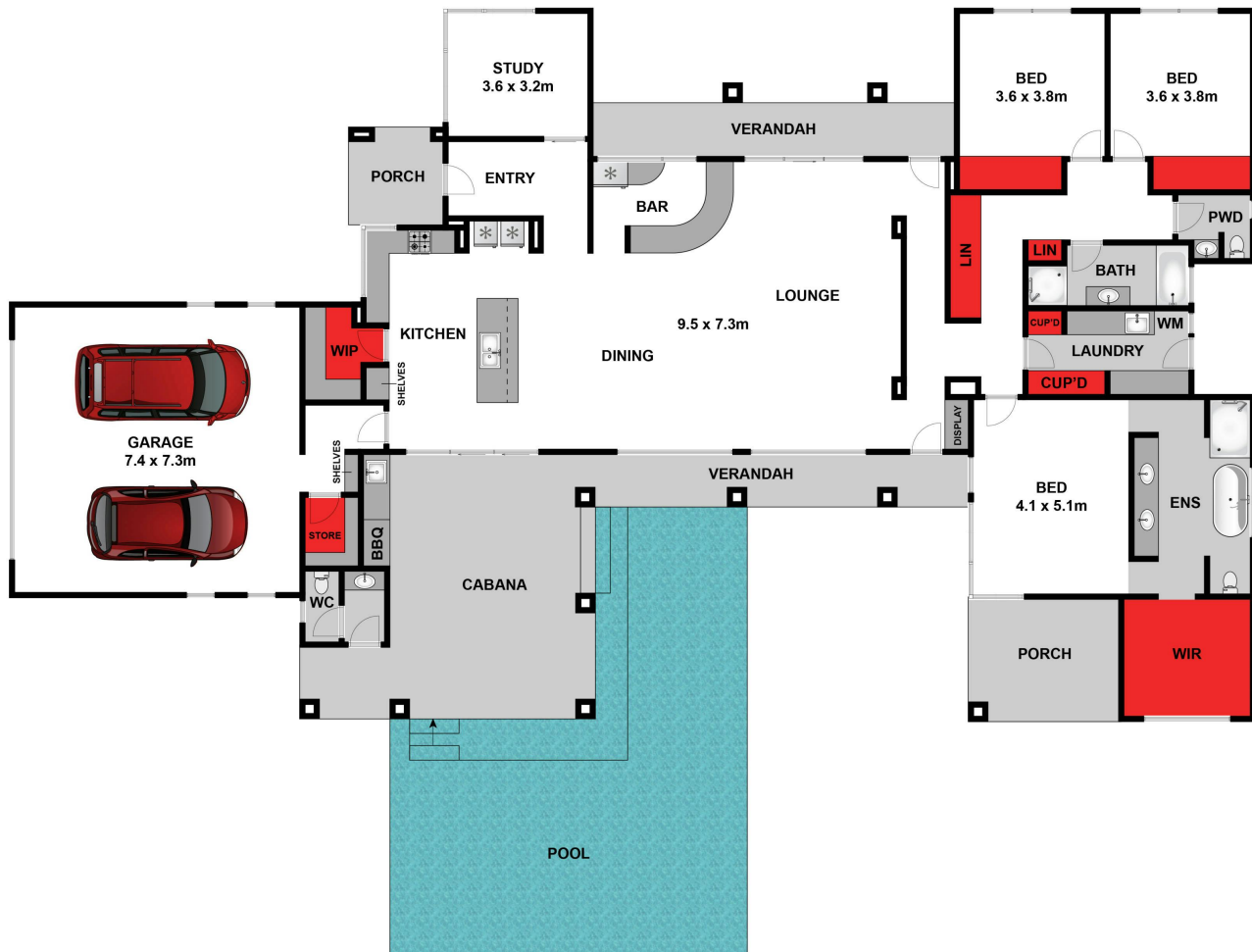
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RLA62833

- Land Area 8.6 acres
- Bedrooms: 4
- Bathrooms: 2
- 14 car carport









Approx House Area 318m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Elders Real Estate