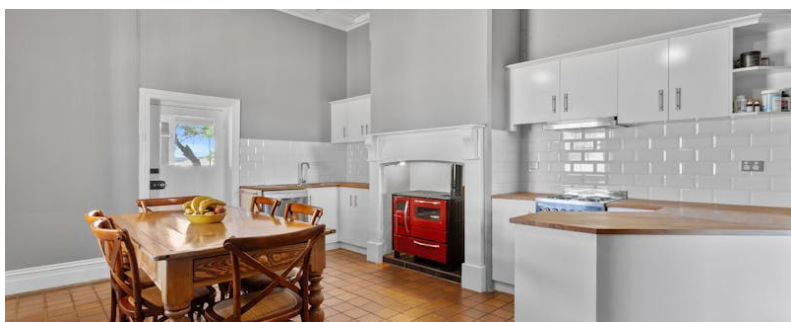




1149 Ngapala Road, NGAPALA, SA 5374

Character, Charm and Country Living

Nestled amid the rolling hills of Ngapala, this 1902 stone cottage is a rare and magical find - a true testament to craftsmanship that has gracefully stood the test of time. It's not often you come across a home of this vintage in such remarkable condition, where all the hard work has been done, allowing you to simply move in and enjoy the peace and beauty of country living.

The character begins the moment you arrive. The picture-perfect stone facade and sweet front verandah offer an inviting place to sit with your morning coffee and take in the stunning rural views of your beautiful new community.

Step inside and be greeted by soaring high ceilings, polished timber floorboards, and graceful arches that line the central hallway - all highlighting the timeless elegance of this historic home.

Each of the three bedrooms is generous in size and filled with natural light, featuring period details that add warmth and charm:

- Bedroom 1 - floating floorboards, two sash windows, ornamental fireplace, and decorative pressed-tin ceiling.

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: 300P188409

SALE DETAILS

\$649,000 - \$679,000

CONTACT DETAILS

Barossa
127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Teri Wenske
0409 687 465

- Bedroom 2 â## original timber floorboards, open fireplace, and wood-panelled ceiling.
- Bedroom 3 â## timber floors, sash windows, and matching wood-panelled ceiling.

The centrally located main bathroom will truly surprise you, spacious enough to rival a bedroom, it features abundant storage, a large bath, and a walk-in shower, all tastefully updated in recent years.

At the heart of the home lies the large eat-in kitchen and dining area, featuring tiled floors, electric cooking facilities, and a newly installed statement wood stove, an impressive focal point that ties the space together beautifully.

The spacious living room invites you to unwind by the slow combustion heater on cooler nights, with a reverse-cycle split system and stunning pressed-tin ceiling adding to the room's charm and comfort.

Below the main residence, a large dry cellar with built-in shelving provides excellent storage and remains in outstanding condition - another nod to the home's solid construction.

Further property information:

- Fully painted inside and out.
- Roof replaced within the past 15 years (approx.).
- Mains power connected, strong phone reception, regular mail delivery and bin collection.
- Six rainwater tanks provide ample water supply, feeding the entire property - no mains water required.

Adding to the appeal is an incredible collection of outbuildings steeped in history and potential:

- The former local post office, complete with a new roof, offering the perfect opportunity to create guest accommodation, a studio, or an entertaining retreat.
- A large stone implement shed.
- The old shearing shed, featuring half concrete and half timber flooring with sliding door access.
- And the charming "Disco Shed", an old stone building ideal for storage or creative use.

Located just 17km from Eudunda and 41km from Kapunda, you'll enjoy all the serenity of country life while remaining conveniently close to local services and amenities.

With its remarkable condition, thoughtful updates, and undeniable charm, this stunning 1902 stone cottage at 1149 Ngapala Road, Ngapala offers a rare opportunity to own a piece of history - ready to move straight in and enjoy.

Council: Regional Council of Goyder

Council Rates: \$915.10 approx. per annum

Bin Collection: \$178 approx. per annum

Zoning: RU Rural

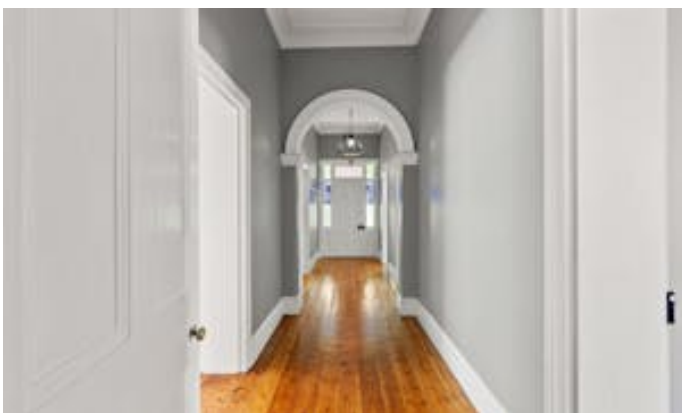
Local Government Description: Primary Production

Land Size: 2.73 Hectares

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

- Land Area 2.743 hectares
- Building Area: 190.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 5
- 5 car carport







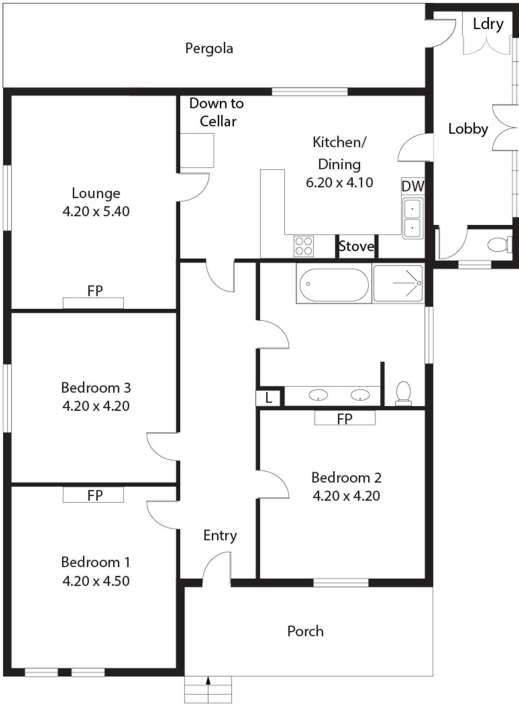


1149 Ngapala Road,
NGAPALA



This Drawing is for illustration purposes only. All measurements
are internal and approximate. Details intended to be relied
upon should be independently verified.

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NGAPALA



Living:	144.00SQ.M
Porch:	14.11SQ.M
Pergola:	26.71SQ.M
TOTAL:	184.82SQ.M

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