



45 Farrell Flat Road, CLARE, SA 5453

Character, Comfort and Convenience

Perfectly positioned in one of Clare's most convenient and well-loved locations, this solid double-brick 1950s residence blends classic character with spacious family living. Set on a generous 1,015m² allotment, the home offers a warm and inviting atmosphere, enriched by timeless features and thoughtful modern touches.

Inside, the home boasts four well-sized bedrooms and two bathrooms, providing ample room for families, guests, or those seeking additional space for work or hobbies. The soaring 3-metre ceilings create a wonderful sense of openness, while the original timber flooring adds charm and authenticity throughout. A slow-combustion fireplace forms the cosy heart of the living area, ensuring comfort through the cooler months and enhancing the home's welcoming feel.

The kitchen and dining spaces flow effortlessly to the outdoors, where a large entertaining area invites year-round enjoyment. Whether hosting family gatherings, enjoying summer barbecues or simply relaxing with friends, this versatile space is ideal for easy, relaxed living. The expansive block offers further opportunity for gardening, shedding, or future improvements.

Located just moments from Clare's shops, caf  s, schools and recreation facilities, the

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TYPE: For Sale

INTERNET ID: 300P189805

SALE DETAILS

\$579,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

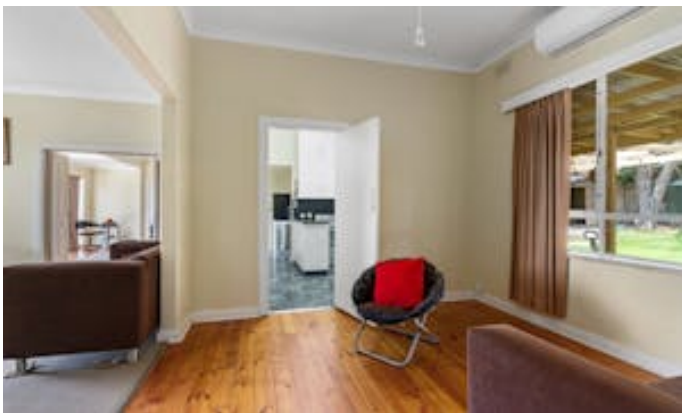
230 Main North Road
Clare, SA
08 8842 9300

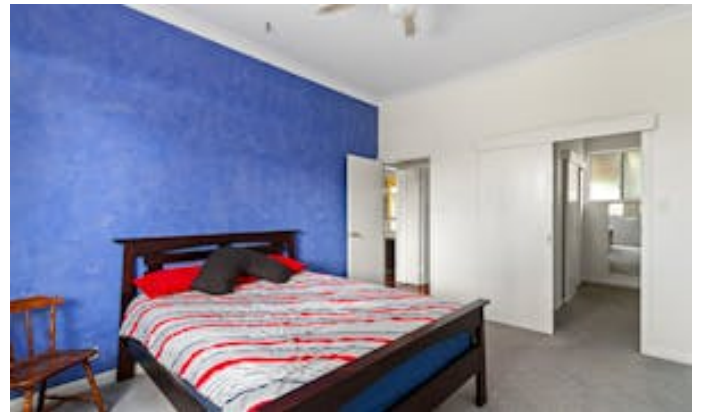
Rob Calaby
0428560301

property delivers the perfect balance of lifestyle and convenience. Its solid construction, classic features and generous proportions make it an appealing option for families, investors or buyers seeking a home with character and potential.

45 Farrell Flat Road is a rare offering-beautifully built, ideally located and full of charm-ready for its next chapter.

- Land Area 1,015.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









Living:	180.50sqm
Shed:	29.10sqm
Verandah:	61.00sqm
Porch:	25.00sqm
Total:	295.60sqm

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