



## 276 Freeman Road, AUBURN, SA 5451

A Charming Slice of Country Living on 3 Acres in Beautiful Auburn, Clare Valley

Welcome to a wonderful country retreat, set on three tranquil acres in the heart of the Clare Valley. Built in 1985 by respected local builder Tony Griffiths, this retro-inspired brick veneer home blends timeless character with modern comfort—a truly rare find for those seeking space, serenity, and a touch of classic charm.

Step inside and discover warm interiors featuring high ceilings, soft carpet underfoot, and beautifully preserved retro tiling throughout the kitchen and bathroom. Every corner of this home carries a whisper of late-70s style, creating an inviting atmosphere that feels instantly comforting.

### Home Features:

- Expansive living spaces, including a separate lounge with a cosy study nook
- Open-plan dining and family room—perfect for everyday living
- Two generous double bedrooms, each with built-in wardrobes
- Functional kitchen with ample storage, electric cooking, and rangehood

**TYPE:** For Sale

**INTERNET ID:** 300P190283

### SALE DETAILS

**\$690,000 - \$730,000**

### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

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Clare, SA

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**Julie Gabe**

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- Neatly appointed bathroom with bath, shower, vanity, and separate toilet
- Ducted cooling and heating and ceiling fans for year-round comfort
- Excellent storage throughout, including a large linen cupboard
- Slow Combustion heater for winter months

#### Additional Accommodation:

A standout feature is the fully self-contained flat-ideal for guests, extended family, teenagers, or even an Airbnb opportunity.

It includes:

- Spacious living area
- Full kitchen
- Bathroom
- Two bedrooms

Plus, a fabulous cellar complete with wine racks-perfect for the Clare Valley enthusiast.

#### Outdoors:

Nature lovers will adore the sweeping 3-acre setting, dotted with native scrub and gums, with a peaceful creek meandering through the property. A full-length verandah overlooks the backyard, offering an idyllic spot to unwind or entertain as you take in the rural views.

Water is abundant, with:

- 85,000L of rainwater storage (three 22,500L tanks plus a 22,500L bore tank)
- Windmill-pumped bore system providing excellent supply

#### Additional Features:

- Powered garage with cement floor, plus a 30ft lean-to for extra storage
- Electric hot water system to the flat; instant gas hot water to the main home
- Pull-down canvas awnings for shade and privacy
- Ducted air conditioning, ceiling fans, and slow combustion heating
- Land size: approx. 1.285 Ha (3 acres)

With its peaceful setting, flexible accommodation, and the relaxed country lifestyle Auburn is known for, this charming property offers a wonderful escape from the hustle and bustle. A true haven in the scenic Clare Valley-ready to welcome its next chapter.

- Land Area 1.285 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Double carport





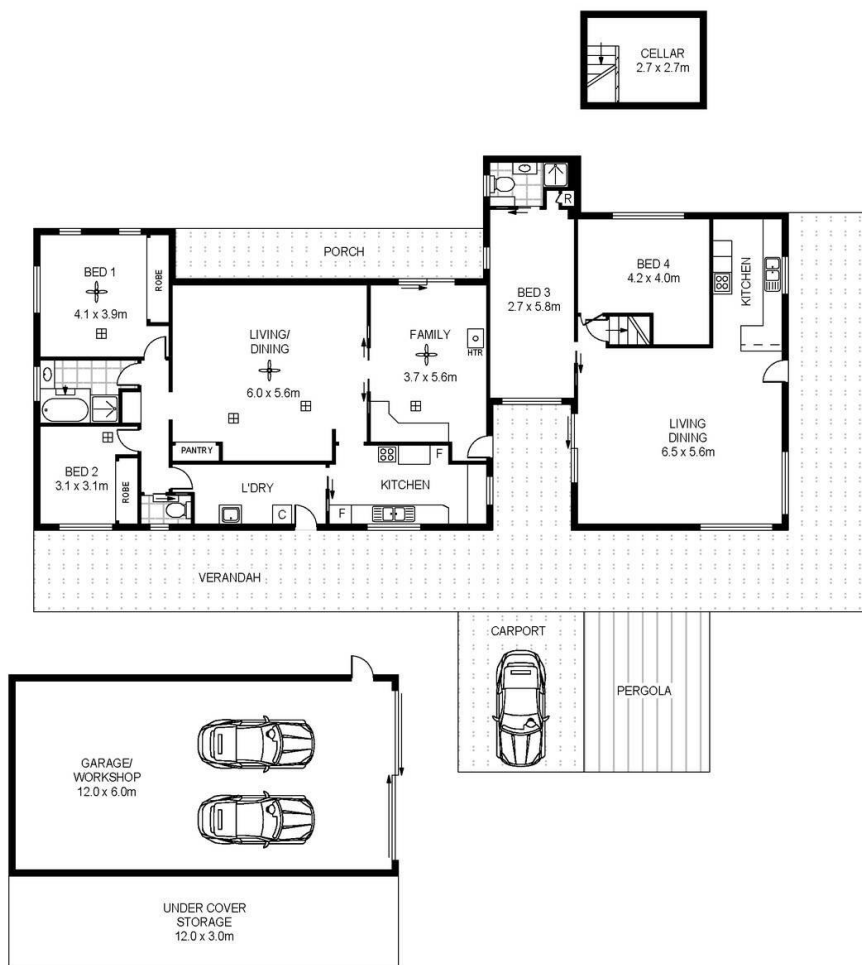












Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 224m<sup>2</sup>  
GARAGE : 72m<sup>2</sup>

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