



## 66 Neagles Rock Road, CLARE, SA 5453

Country Style, Country Life, Sensational views - 2 acres

Experience the best of country living in this beautifully presented family home, perfectly crafted for modern lifestyles.

From the moment you enter the driveway, the tranquillity and privacy of this stunning property become immediately apparent. Set on an expansive 7,539sqm allotment, it delivers a superb blend of indoor comfort and outdoor serenity.

Ideally positioned and thoughtfully sheltered from the elements, the home is nestled among established trees and landscaped gardens. Its elevated aspect captures magnificent views across the Clare Valley, all while being just a short walk from the main street.

This well-maintained residence has been designed with contemporary family living in mind, offering both style and practicality throughout.

Property features include:

- Four generous bedrooms, three with built-in robes and ceiling fans

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:** 300P190673

**SALE DETAILS**

**EOI Guide \$1,000,000 - \$1,080,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA  
08 8842 9300

**Julie Gabe**  
0438 836 508

- Luxurious master suite complete with a spacious walk-in robe and private ensuite featuring shower, vanity and toilet
- Expansive open-plan living and dining area, ideal for effortless entertaining and family interaction
- Stylish, highly functional kitchen with new induction cooktop and oven, new dishwasher, excellent storage, large island bench and views across the main living area
- Additional second living room-perfect as a media room, retreat or separate family space-opening to the verandah through elegant French doors
- Newly renovated main bathroom with floor-to-ceiling tiles, walk-in shower, freestanding bath, double vanity and indulgent underfloor heating
- Year-round comfort with new ducted evaporative air-conditioning, ceiling fans, wood heater and gas heating plus a new reverse cycle split system air conditioner.
- Ample storage with multiple linen cupboards throughout
- East-facing undercover outdoor entertaining area with sandstone paving and Ziptrak blinds, capturing sweeping views over Clare and beyond
- Established gardens and landscaping, complemented by a circular gravel driveway
- Mains water plus four rainwater tanks-two plumbed to the kitchen and two dedicated to garden use
- Three-bay shed (8m x 12m) with concrete floor, power and single-phase electricity
- Carport under the main roof
- 6.6kW solar system with 5kW inverter

With its generous floor plan, beautiful surroundings and unbeatable proximity to town facilities, this home offers the perfect balance of space, comfort and convenience-ideal for growing families or anyone seeking a peaceful lifestyle without sacrificing accessibility.

Other features: Area Views, Close to Schools, Close to Shops, Heating

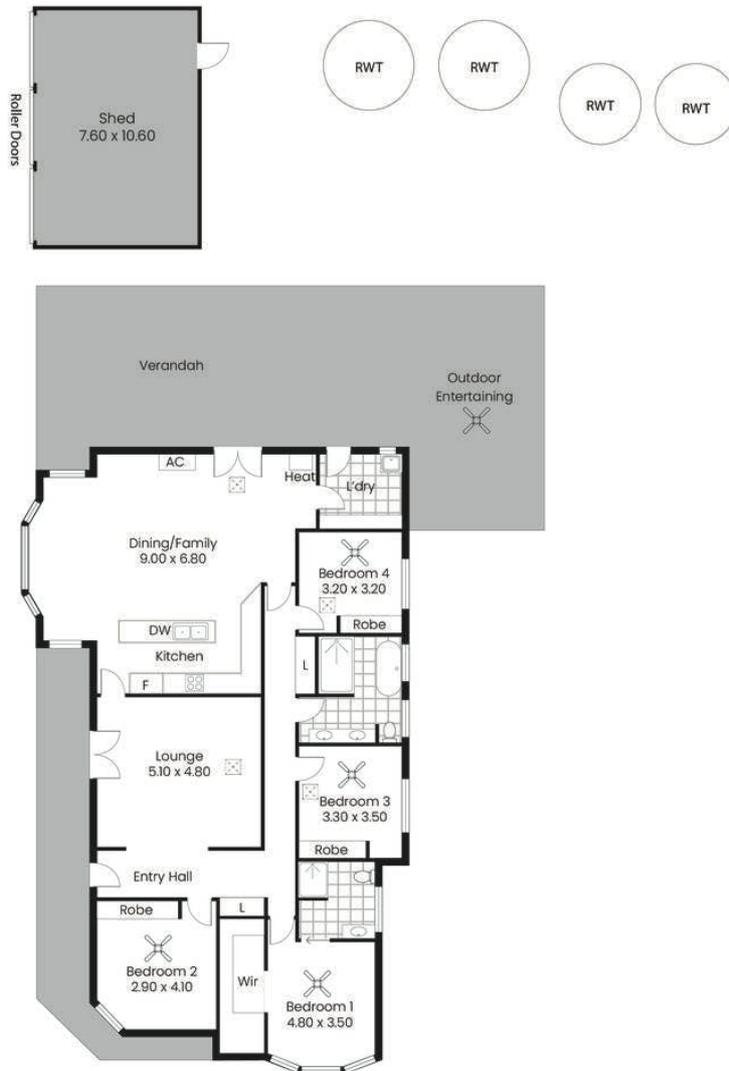
- Land Area 7,539.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite











Living:	180.00sqm
Verandah:	68.71sqm
Shed:	80.56sqm
Total:	329.27sqm

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



**SAPPA Report**

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Date created: February 23, 2026



Government of South Australia  
Department for Housing  
and Urban Development



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