



## 70 Laura-Beetaloo Road, LAURA, SA 5480

### Country Living at its Best

#### Bespoke American Barn-Style Living with Stunning Rural Views

Welcome to this beautifully designer-built, bespoke American Barn-style residence that delivers an immediate wow factor. Recently completed and set on an impressive 2.835 hectares (approximately 7 acres), this exceptional lifestyle property is located just minutes from the township of Laura.

Step inside to a light-filled, open-plan living, dining, and kitchen zone where soaring ceilings, expansive windows, and glass doors create a wonderful sense of space and connection to the outdoors. Floating timber floors flow seamlessly throughout the main living areas, enhancing the home's warm and contemporary feel.

The designer kitchen is a true chef's haven, offering abundant bench and cupboard space, pot drawers, and a brand-new 900mm oven-perfect for entertaining and large family gatherings. A generous butler's pantry further enhances functionality, featuring dual sinks, a dishwasher, and plenty of room to personalise to your taste.

Downstairs, three generously sized bedrooms enjoy excellent natural light and quality

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**TYPE:** For Sale

**INTERNET ID:** 300P191179

#### SALE DETAILS

**\$890,000 - \$920,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

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**Alison Ward**

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timber floating floors. The stylish three-way family bathroom is finished with full-height tiles and includes a feature freestanding bathtub, separate shower, and a second toilet with vanity. The adjoining laundry is equally impressive, offering ample storage, an external entrance, and the practicality of a combined boot room.

The striking American Oak staircase leads to a private adults' retreat upstairs. The master suite features a walk-in robe and a beautifully appointed ensuite. Also on this level is a separate office or fifth bedroom and an additional living or entertaining space that opens onto a full-length deck-an idyllic spot to relax and take in the sunset views.

#### Property Features Include:

Mains water plus rainwater

Two main paddocks (watered to the house paddock only)

Standard ring-lock fencing with two strands of barbed wire

Evaporative air conditioning throughout

Currently operating off-grid with generator

Solar system currently being installed (details TBC)

#### External Improvements:

Two 40-foot shipping containers with a roof between them, providing excellent storage and undercover parking for tractors, implements, and equipment

Flat, usable land with sweeping views of the Southern Flinders, suitable for a wide range of lifestyle pursuits (STCC)

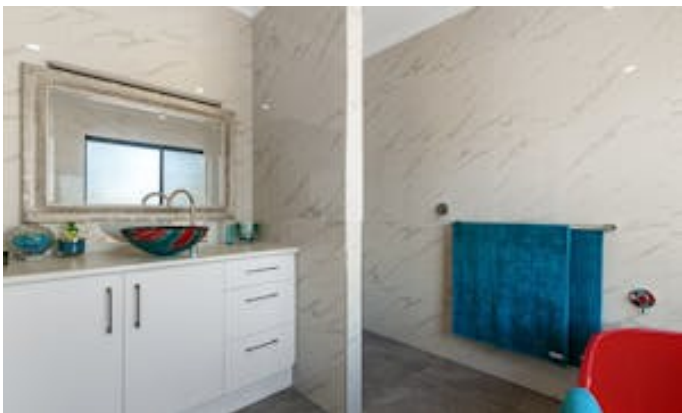
This high-quality home has been thoughtfully completed yet still offers the opportunity for new owners to add their own finishing touches. A rare and exciting lifestyle opportunity not to be missed.

#### Other features: Area Views

- Land Area 2.835 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single carport
- Ensuite





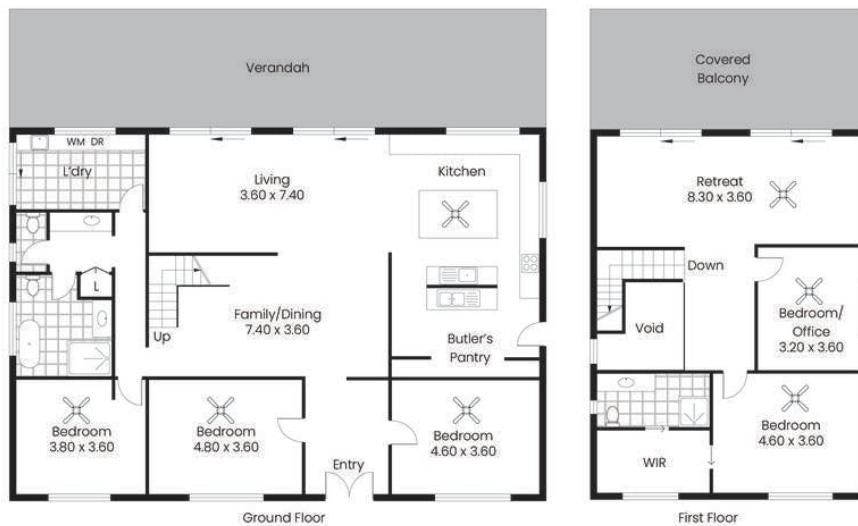
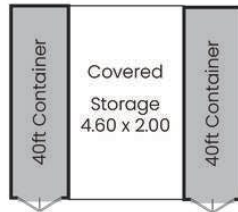












Living:	261.30sqm
Verandah:	57.60sqm
Balcony/Storage:	51.08sqm
Total:	369.98sqm

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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