



340 Tohls Road, BOOBOROWIE, SA 5417

Idyllic Rural Escape with Historic Charm & Lifestyle Appeal

This beautifully renovated 3-bedroom cottage with extension perfectly blends timeless charm with modern comfort. Featuring stunning character details throughout, including original stonework and classic period features, the home's heart is a gorgeous kitchen showcasing an old wood stove. Spacious interiors and thoughtful updates create an inviting atmosphere, while high ceilings and quality finishes enhance every room.

Many Features include:

- Classic early 1900s stone cottage # beautifully restored with character
- 3 bedrooms - perfect family home or lifestyle retreat
- 1 bathroom, 2 toilets
- Set on a generous approx. 10 acres of private land with multiple water sources
- Stunning original stone work and architectural charm throughout
- New bespoke kitchen featuring an old wood-stove
- Cellar - ideal for wine storage or additional cool-climate storage

TYPE: For Sale

INTERNET ID: 300P191187

SALE DETAILS

\$679,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra
230 Main North Road
Clare, SA
08 8842 9300

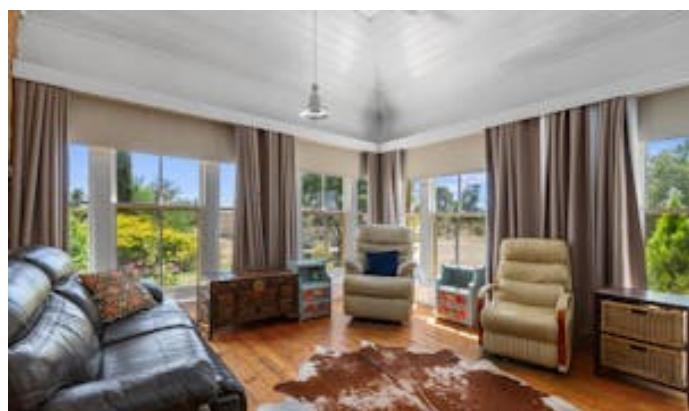
Brooke Edmonds
0408933100

- Rich timber floorboards & soaring high ceilings enhance the period ambience
- Comfortable living spaces with heritage appeal and contemporary touches
- Robust 10 kW solar system with integrated Tesla battery 13.5kWH
- Mains water, rainwater tanks and dam/bore connection -
- Large "Man Cave" workshop / hobby space, powered and plumbed
- Covered entertaining area - perfect for gatherings and alfresco living
- Impressive 3-bay shed - concrete slab, powered and plumbed; suited to vehicles, machinery or hobbies
- Gorgeous established gardens
- Goyder Connect WIFI - fast rural internet connectivity

Ideally positioned for those seeking a fantastic escape to the country, this property offers peaceful rural lifestyle appeal without compromising on contemporary convenience - a truly special place to call home.

Call Brooke to arrange a viewing on 0408933100

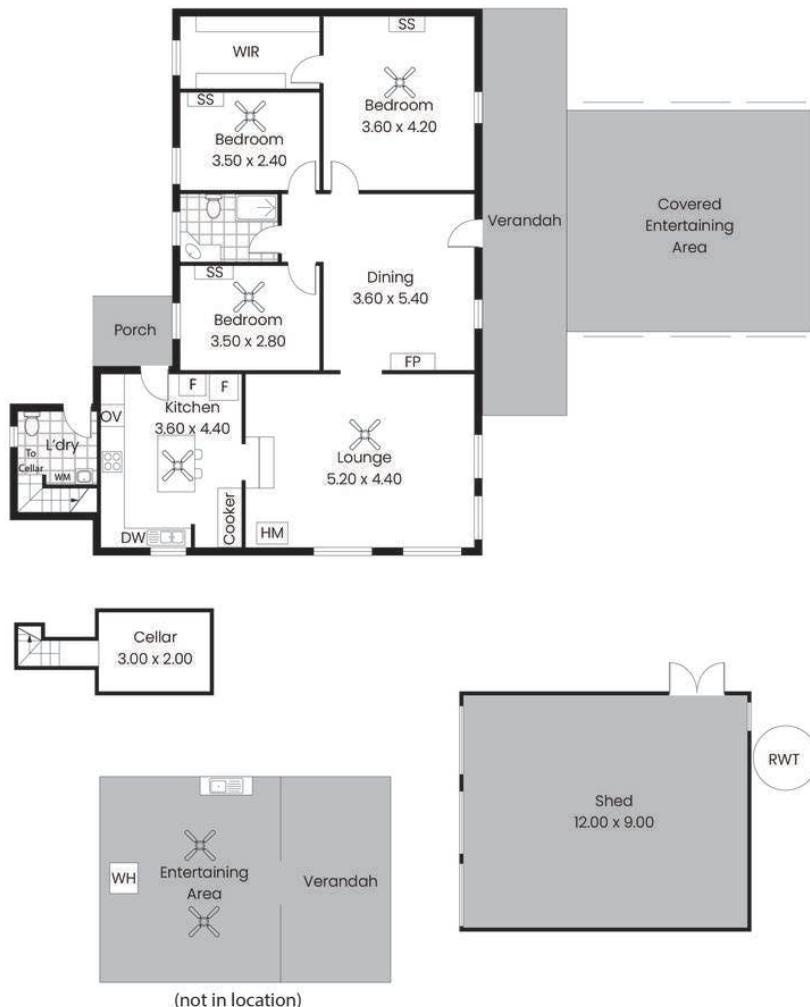
- Land Area 10 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 5
- Double garage











Living:	124.00sqm
Verandah/Shed:	161.22sqm
Entertaining/Cellar:	108.72sqm
Total:	393.94sqm

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