



## 902 Playford Highway, MENZIES, SA 5223

Work, Rest and Play

**8.09 hectares, 20.00 acres**

This immaculate property has it all. Situated on 20 acres, tucked away and set well back from the road in attractive established gardens. Conveniently located, only a short five minute drive from Kingscote with a quiet and relaxing rural outlook.

You will be more than impressed with the spacious, well appointed, custom designed and built family home. Built in 2016 with a growing family's needs in mind and running a business from home, it boasts a very considered floor plan and is well proportioned.

This family home is tastefully decorated and enjoys all the creature comforts including ducted air conditioning with zone control, ceiling fans throughout, combustion wood heater with transfer kit which sits in front of a feature stone wall.

Boasting a wide return verandah, large windows, raked ceiling in the open plan living area, 2550mm ceilings throughout the remainder of the home, family sized kitchen with stainless appliances, a big breaky bar, 900mm gas cooktop with electric oven, dishwasher and big butler's pantry. Catering and enjoying time with family will be a breeze under the expansive outdoor entertaining area. There is a bar, electrics for a wall mounted TV, combustion wood heater and room for a pool table and a spa. Boasting 13kw solar system with 12kw batteries with no power bills. Mains water and

**TYPE:** For Sale

**INTERNET ID:** 300P191657

**SALE DETAILS**

**\$1,500,000 to  
\$1,600,000**

**CONTACT DETAILS**

**Elders Real Estate  
Kangaroo Island**  
12 Telegraph Road  
KINGSCOTE, SA  
08 8551 4108  
RLA: 62833

**Julia Smith**  
0427 605 059

power connected. Covered orchard, water plumbed to yard and gardens and a cubbyhouse for the children.

The private master bedroom is private space with a walk through his and hers robes and a beautiful ensuite bathroom. The additional three bedrooms are serviced by a large three-way family bathroom and well-appointed family size laundry. Bedrooms two and three also have built in robes.

The additional infrastructure is as impressive as the home with two high clearance light industrial Colourbond sheds with power, LED highbays and concrete floors. The largest being 19m x 10.5m which is equipped with a workshop and office/storeroom and CCTV security cameras installed. . The second measuring 108,000L of rainwater catchment plus a winter dam in the NW corner and a sheep yards.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 8.093713 hectares
- Bedrooms: 4
- Bathrooms: 2



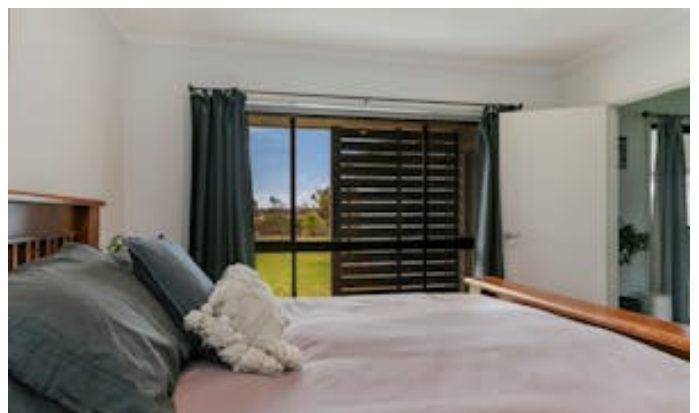
**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2





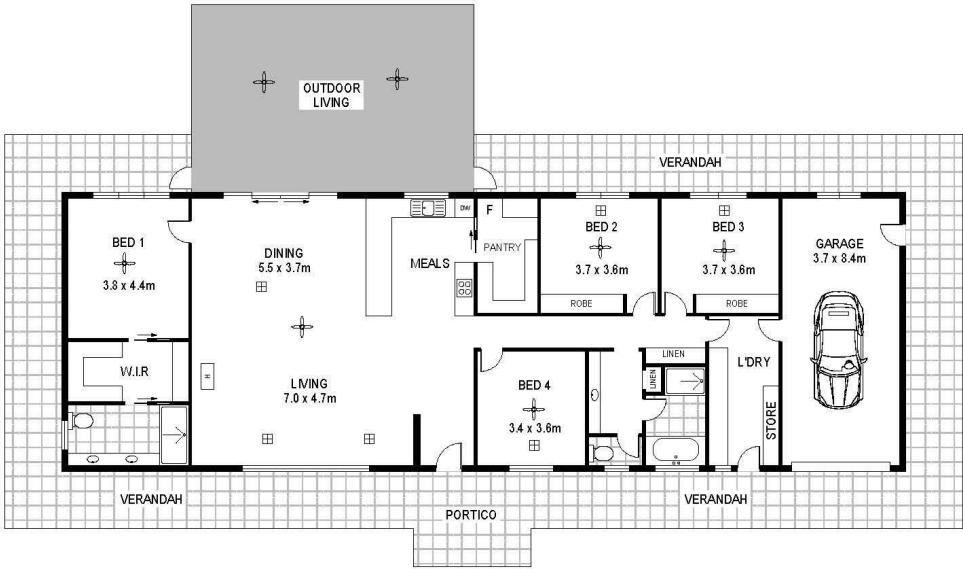
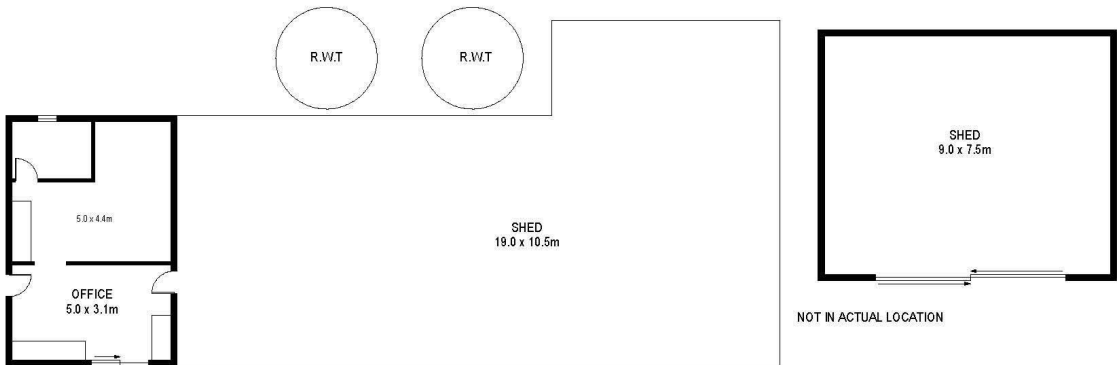












Scale in metres Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 202m<sup>2</sup>  
GARAGE : 33m<sup>2</sup>

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