



8 New Road, CLARE, SA 5453

Once in a Lifetime Opportunity in the Heart of Clare

If you're seeking a truly once-in-a-lifetime opportunity in the heart of Clare, this extraordinary offering at 8 New Road delivers scale, flexibility and exceptional income potential.

Set on approximately 9,510m² across two Titles, this unique property caters to large families, lifestyle buyers and savvy investors alike - combining a substantial master-built residence, an indoor heated swimming pool and a high-clearance commercially leased shed, all on the one impressive holding.

The Residence

This architecturally designed two storey, six-bedroom, 2.5-bathroom double brick home has been thoughtfully built to accommodate families of all sizes.

A striking slate exterior and leadlight entry welcome you into a spacious open-plan living, dining and kitchen zone. Quality floor tiles flow seamlessly through the main traffic areas, creating a cohesive and practical living environment.

TYPE: For Sale

INTERNET ID: 300P192136

SALE DETAILS

[Expression of Interest](#)

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Alison Ward

0417 810 791

The Jarrah timber kitchen offers generous bench and cupboard space, complemented by a large dual-access walk-in pantry/store room. The adjoining dining area comfortably seats ten or more guests and connects effortlessly to the undercover alfresco entertaining space - perfect for year-round gatherings.

The family living room, finished with plush carpet, adjoins this central hub, creating a warm and inviting atmosphere.

Ground Level Features:

Private master suite with dual-access office

Walk-through robe leading to an impressive ensuite

Three additional bedrooms with built-in robes

Family bathroom

Separate laundry

Powder room with third toilet and direct outdoor access (ideal for pool guests)

Excellent hallway and laundry storage

The under-main-roof double garage accommodates two large 4WD vehicles and provides internal access to the home, along with entry to a storage and separate utility room.

A full-length, extra-wide verandah connects the home to the pool area, delivering an expansive covered entertaining zone.

Lower Level - The Ultimate Retreat

Downstairs offers a generous games and theatre room - ideal for movie nights or a game of eight ball - along with two additional bedrooms. This level creates the perfect teenage retreat or guest accommodation wing.

Indoor Swimming Pool Complex

A standout feature of the property is the approximately 13m x 6m indoor, solar-heated, Quartzon-coated swimming pool. Self-managed and calibrated, this impressive facility offers year-round recreation, fitness and entertaining.

There is also potential for private swimming lessons or coaching (subject to Council consent).

Commercial Shed & Income Stream

Adding significant value is the substantial commercial shed measuring approximately 55m x 30m x 11m. Currently leased with a further three-year option, it delivers strong returns and ongoing income security.

The facility includes:

Full-size professional office

Separate lunchroom

Toilet and shower amenities

Ample on-site parking

Excellent heavy vehicle access

An outstanding opportunity exists to further enhance returns.

Additional Features

Underfloor heating

Evaporative Cooling

Ducted Vacuuming

100+ solar panels

Two Titles with future development potential (STCC*)

Established commercial income stream

Scope to increase yield

An Information Memorandum is available upon request.

FOR SALE BY EXPRESSIONS OF INTEREST

Closing Date: To Be Confirmed

For further details or to obtain a copy of the Information Memorandum, please contact us directly.

Other features: 3 Phase Power, Carpeted, Close to Schools, Close to Shops, High Clearance, Roller Door Access

- Land Area 9,510.00 square metres
- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Ensuite









