

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 â## 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

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.

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.

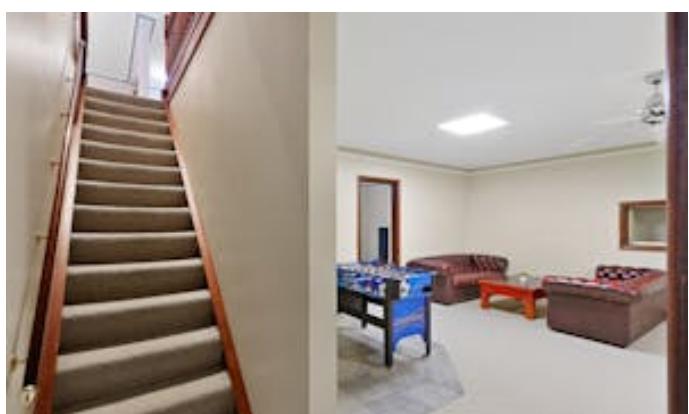
FOR SALE BY EXPRESSIONS OF INTEREST

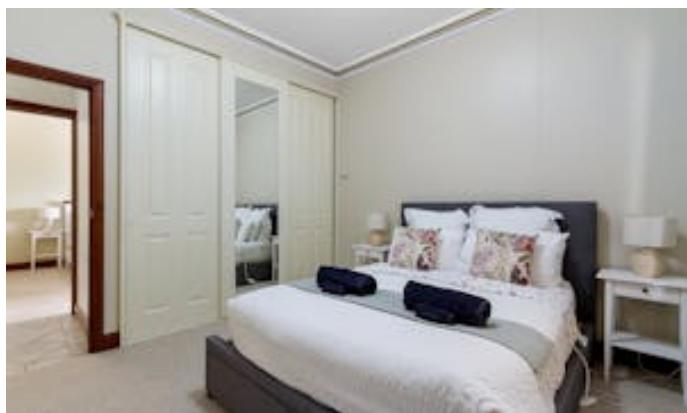
Closing Date: To Be Confirmed

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





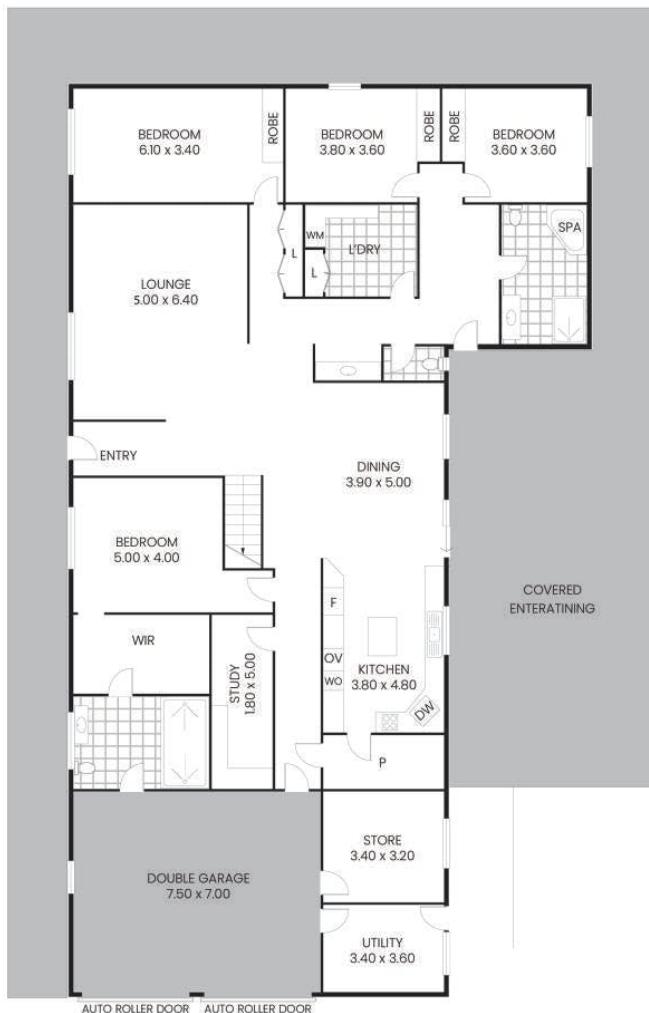






Living:	539.82sqm
Verandah:	16.28sqm
Double Garage:	52.50sqm
Entertaining:	73.20sqm
Total:	681.80sqm

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



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