



113 Ringwood Drive, BEACHPORT, SA 5280

Peaceful Rural Living on 3.35 Acres – Solid Stone Home in Muggleton

Experience the charm of country living with this solid stone residence set on a generous corner allotment of approximately 3.35 acres in the peaceful rural community of Muggleton, just a few minutes from the stunning coastline of Beachport.

Designed for space, comfort, and versatility, this property offers the perfect balance between relaxed rural living and convenience.

At the heart of the home is a spacious entertaining room featuring modern white kitchen cabinetry, dishwasher, and a 900mm electric oven with 6-burner gas cooktop. Cork tiled flooring adds warmth and character, while a luxurious six-person spa and reverse cycle split system ensure year-round comfort - an ideal setting for entertaining family and friends.

A second kitchen and family area provides additional flexibility, complete with timber cabinetry, pantry cupboard, and slate flooring, wood slow combustion heating - perfect for extended family living or entertaining on a larger scale.

The formal lounge offers a quiet retreat with carpet flooring and double doors opening

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TYPE: For Sale
INTERNET ID: 300P192917
SALE DETAILS
\$785,000 - \$805,000
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into the entertaining area, creating seamless flow for when entertaining.

The home comprises three generously sized bedrooms, all carpeted for comfort. The main bedroom is privately positioned away from bedrooms two and three and features a walk-in robe and ensuite with vanity, shower, and toilet. Bedrooms two and three include built-in robes and are serviced by a well-appointed main bathroom with inset bath, shower, timber vanity, and toilet.

Outdoor infrastructure and lifestyle features to this property is exceptionally well-equipped for those seeking space, hobbies, or small-scale hobby farming:

- 3 x 2 bay shed/workshop with concrete flooring, power, and sliding front doors
- Adjoining high-clearance carport - ideal for a boat or caravan
- Side & rear paddocks with 4-bay stable and dam, suitable for running a few sheep, or a horse or pony.

For those with green thumbs, is the greenhouse and the established orchard is a true highlight, featuring a wide variety of fruit trees including lemon, walnut, orange, fig, apple, nectarine, peach, apricot, pear, plum, kiwi fruit, and raspberry & more!

Water and Energy efficiency with:

- 2 x 20,000L rainwater tanks connected to the home
- Equipped bore servicing the gardens and toilets
- Impressive 10kW solar system & 13kWh Tesla battery storage system

The substantial solar and battery setup provides outstanding energy efficiency and significant savings, enhancing the property's sustainability credentials.

This is an exceptional opportunity to secure a versatile rural lifestyle property offering space, privacy, and infrastructure - all within minutes of the coast.

- Land Area 3.2 acres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Single carport
- Ensuite

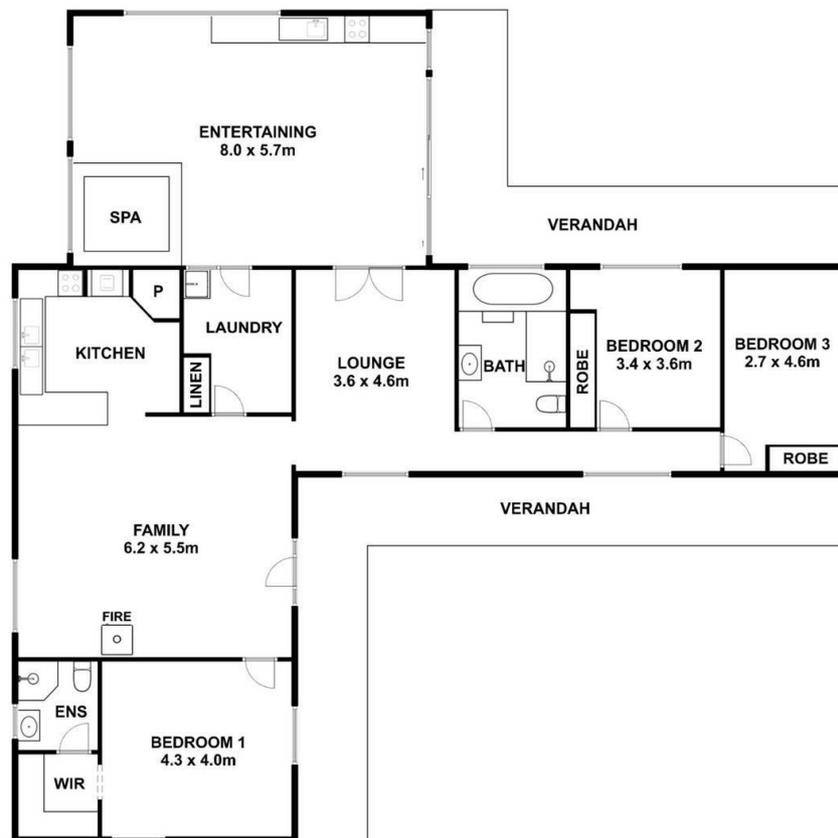








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BEACHPORT



Living : 184 SQ.M
Verandah : 54 SQ.M
TOTAL AREA : 238 SQ.M

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.