

## 30 Gillentown Road, GILLENTOWN, SA 5453

### Escape to the Country - an Artist's Palette

Welcome to this exceptional lifestyle opportunity in historic Gillentown, nestled in the heart of the Clare Valley.

Set on approximately 8.09ha (20 acres), this architecturally designed, bespoke property, provides an enviable blend of space, privacy and versatility for the discerning buyer.

Located just minutes from the main street of Clare, yet wonderfully secluded, it provides a peaceful sanctuary for family, friends and guests alike.

As you arrive, passing the charming boutique vineyard, you are welcomed by The Art Gallery & Studio, this light-filled, airy space, is currently utilised as an artist's studio and gallery, complete with storage, a kitchenette, separate workshop and store room. French doors invite seamless indoor-outdoor living, enhancing the creative atmosphere. With its flexible layout, the space presents exciting potential for a Cellar Door\*, or Bed and Breakfast\* (subject to council consent) or continue as a Gallery and Studio.

Continue along the driveway to the beautifully crafted family home, set amongst picturesque, park-like grounds. Step inside and be immediately impressed by the sense of light and space. The entry leads the way into a stunning open-plan kitchen, living,

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**TYPE:** For Sale

**INTERNET ID:** 300P193975

#### SALE DETAILS

**\$1,250,000 -  
\$1,350,000**

#### CONTACT DETAILS

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

**Alison Ward**  
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and dining area, all framed by expansive glass doors and windows that capture breathtaking views of the surrounding landscape.

The well-appointed kitchen offers generous storage and bench space, designed for effortless entertaining while remaining connected to both indoor and outdoor living zones. Comfort is assured year-round with ducted reverse-cycle air conditioning, while a central slow-combustion heater adds warmth and ambience to the living and dining areas.

A second living room provides a peaceful retreat and leads to three bedrooms and the family bathroom. A fourth bedroom, currently used as a home office, is conveniently positioned off the entry hallway. The master suite enjoys beautiful north and west-facing views, complete with a walk-through robe and a fully tiled ensuite.

High ceilings, quality fixtures and fittings, and an abundance of natural light enhance every room. A spacious main bathroom and well-sized laundry complete the home's thoughtful layout.

Outdoors, multiple alfresco dining areas create a relaxed, Tuscan-inspired setting, featuring exposed stone, rambling vines, terracotta pots, and paved entertaining spaces. The established gardens are a true highlight-wander beneath arbours, through mature trees, past the chicken coop, or up to the orchard.

With ample space for animals such as ponies or sheep, or simply to enjoy the serenity, this property offers the ultimate lifestyle escape.

Additional features include:

Gallery & Studio:

12m x 10m, incorporating studio, gallery, kitchenette, workshop, and storage

Shedding:

12m x 6m garage with concrete floor and power

Wood shed, external toilet, and additional storage

Water:

Approximately 78,000 litres of rainwater storage (4 x 22,500L tanks)

Two bores (one licensed, details to be confirmed), connected to three tanks

Vineyard:

Approximately 5 acres (details to be confirmed)

Gardens:

Fully established grounds including orchard, chicken enclosure, and vegetable garden

Partially irrigated

Septic:

Septec Envirocycle system

Private inspections are available by appointment only.

Other features: 3 Phase Power, Area Views, Carpeted, Kitchenette, Prestige Homes

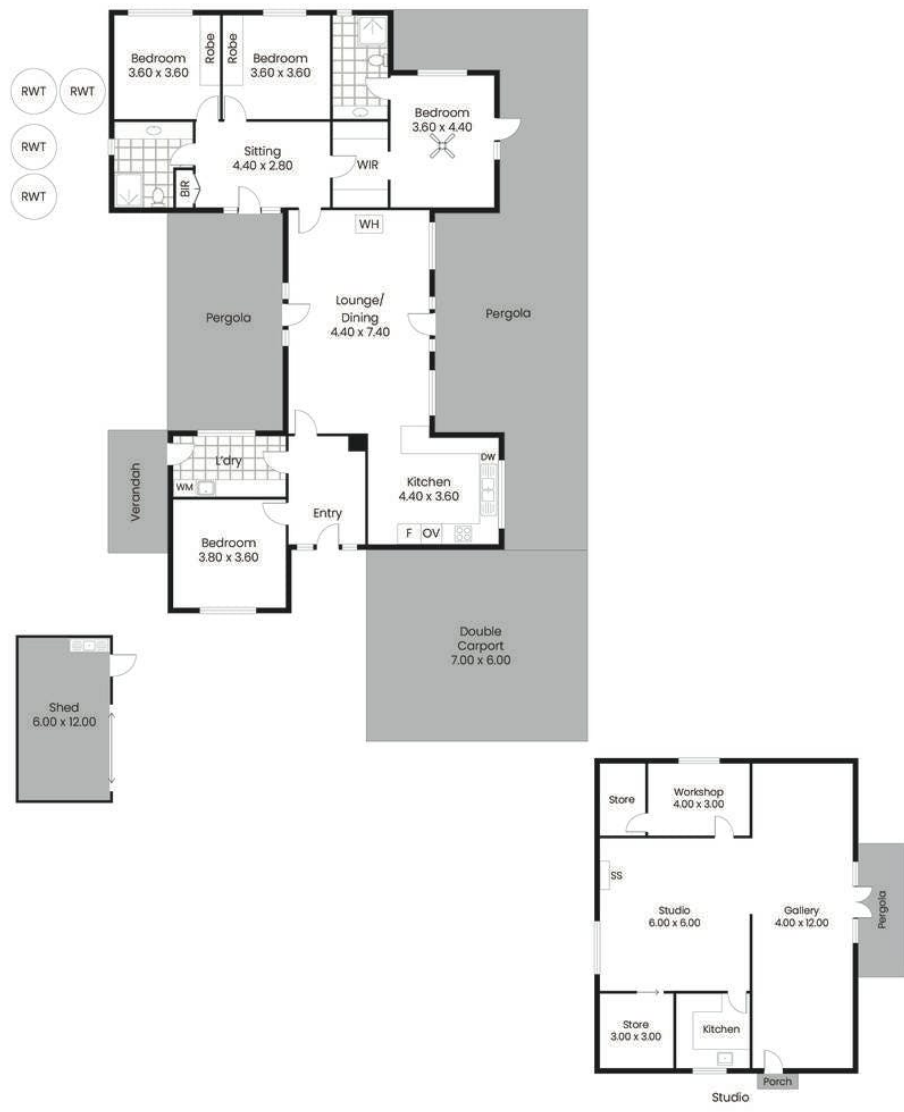
- Land Area 8.09 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Single carport
- Ensuite











Living:	273.10sqm
Carport/Porch:	43.00sqm
Verandah/Pergola:	115.00sqm
Total:	431.10sqm

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