



14 Mill Lane, AUBURN, SA 5451

Getaway to the Country

Welcome to a beautifully presented family home, ideally positioned on the edge of Auburn in the heart of the picturesque Clare Valley.

Set on approximately 3,289m²*, this inviting property offers four bedrooms* and two bathrooms, perfectly suited to comfortable family living.

A charming front porch leads into a central hallway, opening to a light-filled open-plan living, dining, and kitchen area-the true heart of the home.

The well-appointed kitchen boasts generous bench space and ample storage, seamlessly connecting with the adjoining living and dining zones to create a warm and functional space for everyday living and entertaining.

Glass doors extend the living area onto a spacious outdoor deck, enhancing the home's effortless indoor-outdoor flow.

The master suite features a stylish ensuite and walk-in robe, while the remaining three bedrooms are all generously sized, complete with built-in robes and ceiling fans. A central family bathroom services both residents and guests, and a separate laundry with abundant storage keeps household essentials neatly tucked away.

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.

TYPE: For Sale

INTERNET ID: 300P196024

SALE DETAILS

\$670,000 - \$690,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Alison Ward

0417 810 791

Outdoors, the deck provides the perfect setting to relax with a morning coffee or unwind with a glass of local Clare Valley wine. Designed for entertaining, it flows easily to a firepit area and a secure, fenced garden-ideal for children and pets.

Established olive trees add a charming Tuscan ambiance, with the added bonus of harvesting your own produce. Raised vegetable beds and space for chickens complete the lifestyle appeal.

Additional features include:

New 6m x 4m garage with concrete floor, ideal for storage, a workshop, or extra parking

3m x 3m garden shed

Three rainwater tanks (22,500 litres each)

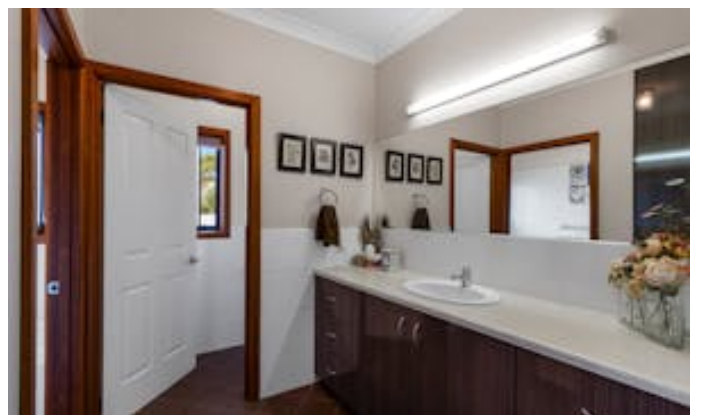
Impressive 11.8kW solar system

With all the hard work done, this home is ready for you to move in, unpack, and embrace the relaxed Clare Valley lifestyle.

*Approximate land size

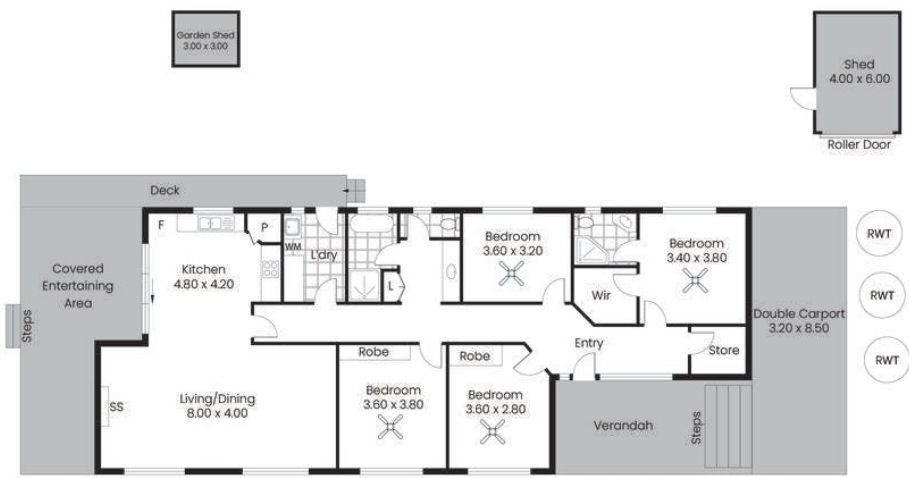
- Land Area 3,289.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Single carport
- Ensuite











Living:	151.00sqm
Verandah:	17.90sqm
Carport:	27.20sqm
Shed:	33.00sqm
Entertaining/Deck:	38.00sqm
Total:	267.10sqm

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

