



## 563 Diagonal Road, SANDLETON, SA 5356

The Bush Retreat You Have Been Searching For

FIRST OPEN INSPECTION - SATURDAY 13 JUNE 10am - 10.30am

Welcome to 563 Diagonal Road, Sandleton, a property that offers the perfect opportunity to escape the pace of everyday life and immerse yourself in the natural beauty of the Australian bush.

Set across approximately 32.45 hectares, this unique lifestyle holding is the ultimate weekend retreat, or permanent tree change, providing space, privacy and endless opportunities to explore.

Well-established tracks wind throughout the land, making it easy to explore by vehicle, motorbike or on foot. Native vegetation, stunning natural landscapes and an abundance of wildlife create a true bushland experience that is becoming increasingly hard to find.

Positioned to take full advantage of the surrounding views is the steel-framed transportable home, established in 2013 and thoughtfully designed for comfortable country living. The undercover front deck is the ideal place to start the day with a coffee or unwind in the evening, all while soaking in the peaceful rural outlook.

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:** 300P196065

**SALE DETAILS**

**\$429,000 - \$459,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Teri Wenske**

0409 687 465

Inside, the home offers two generous bedrooms, both complete with built-in robes, carpet flooring and ceiling fans, while the master bedroom also benefits from a wall-mounted air conditioner. The open-plan kitchen, dining and living area is filled with natural light thanks to large surrounding windows that capture sweeping views across the property from every angle. Floating floors, a gas heater and ceiling fan create a comfortable and inviting living space year-round.

The modern kitchen has been designed with practicality in mind, featuring ample storage, generous bench space, a large pantry, gas cooktop, electric oven and double sink.

Servicing the home is a centrally located three-way bathroom complete with a spacious vanity area, linen storage, bath and separate shower.

Offering the independence of off-grid living, the property is equipped with a solar power system and serviced by multiple rainwater tanks (No mains water or mains electricity connected). A single garage with concrete flooring, power and the solar system setup provides secure storage and additional functionality. Phone reception is also available.

Properties like this are all about lifestyle. Spend your weekends exploring the tracks, watching the wildlife, entertaining friends on the deck or simply enjoying the peace and quiet that only a property like this can provide. Whether you're searching for the ultimate bush retreat, a recreational getaway or a permanent tree change, 563 Diagonal Road presents an outstanding opportunity to secure your own piece of country paradise.

There is a Heritage Agreement over the land, with approximately 1.8 acres excluded from the heritage area as outlined in the overhead drone image. Contact Teri for further information regarding the Heritage Agreement.

#### Property Information

Council Area: Mid Murray Council

Council Rates: \$1,302.50 per annum

Zoning: RUL - Rural Living

Local Government Description: Residential

Land Size: 32.45 Hectares

Easements: NIL

Mains Water: Not Connected

Mains Electricity: Not Connected

#### Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Openable Windows

- Land Area 32.45 hectares

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- Building Area: 89.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 5
- Single garage

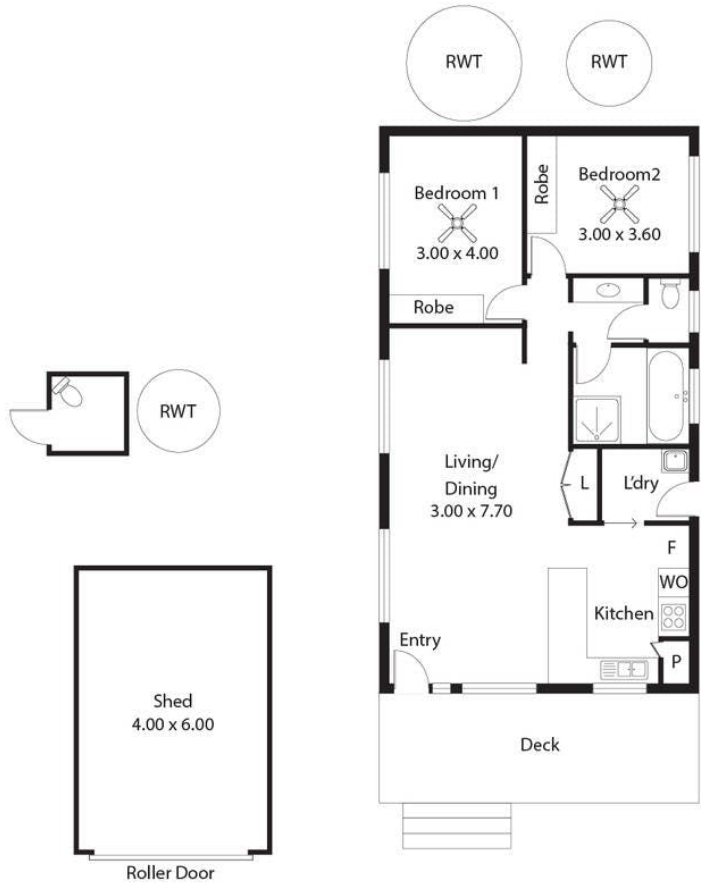








563 Diagonal Road,  
**SANDLETON**



Living:	73.10SQ.M
Porch:	15.20SQ.M
Shed:	24.00SQ.M
<b>TOTAL:</b>	<b>112.30SQ.M</b>

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