



36 Hicks Road, ARMAGH, SA 5453

Peaceful Country Living with Exceptional Shedding on 2,731sqm

Nestled amongst tranquil surrounds with picturesque rural outlooks, 36 Hicks Road, Armagh offers the perfect blend of comfortable family living, privacy, and outstanding shedding on a generous 2,731sqm allotment.

This well-presented three-bedroom home is designed for relaxed country living, featuring a spacious open-plan living and dining area that forms the heart of the home. Comfort is assured year-round with the combination of split-system air conditioning and a cosy slow combustion fireplace, creating a warm and inviting atmosphere throughout every season.

The master bedroom is complete with its own ensuite, while the remaining bedrooms are serviced by a well-appointed main bathroom, providing practical accommodation for families, guests, or those seeking additional space.

Step outside and discover the lifestyle benefits this property has to offer. A secluded all-weather verandah provides the ideal setting for entertaining, relaxing with a morning coffee, or simply enjoying the peaceful rural surroundings in complete privacy.

For those requiring storage, workshop space, or room for recreational vehicles, the property excels. A two-bay garage is conveniently positioned at the front of the property, complemented by a large open shed ideal for caravan, boat, or machinery storage. A separate workshop shed offers further versatility for hobbyists, tradespeople,

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TYPE: For Sale

INTERNET ID: 300P196902

SALE DETAILS

\$825,000 - \$859,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road

Clare, SA

08 8842 9300

Rob Calaby

0428560301

or anyone needing additional workspace.

Offering space, functionality, and a serene country setting just moments from local amenities, this is an outstanding opportunity to secure a lifestyle property where comfort, practicality, and rural charm come together beautifully.

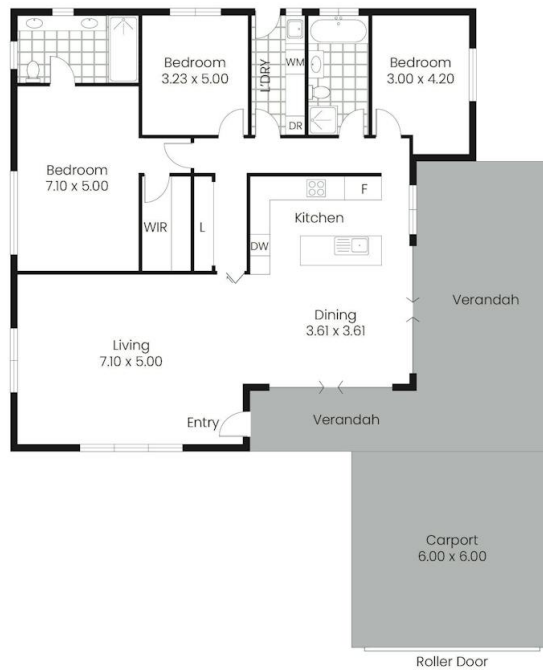
Other features: Close to Schools, Close to Shops

- Land Area 2,731.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 6
- Double garage









Living:	141.20sqm
Verandah/Carport:	118.10sqm
Shed:	72.00sqm
Total:	331.30sqm

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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