



## 30 Commercial Road, WATERVALE, SA 5452

### Timeless Stone Cottage Charm in the Heart of Watervale

Set behind a picket style fence and framed by enchanting cottage gardens, this circa 1880 stone cottage captures the romance and character of a bygone era in one of the Clare Valley's most tightly held villages. Perfectly positioned on 4046 sqm on two titles in the charming township of Watervale, this delightful property offers a rare opportunity to embrace an idyllic country lifestyle surrounded by world-class wineries, acclaimed dining and the natural beauty of the region.

Pretty as a picture and rich in original features, the cottage welcomes you into a spacious living and dining room where rustic timber slat ceilings, iconic Mintaro slate floors and a slow combustion heater create a warm and inviting atmosphere. The main bedroom is full of old-world appeal, showcasing timber-lined walls and ceilings along with traditional timber flooring with reverse cycle split system air conditioning.

A separate dining room flows through to the galley-style kitchen, which provides ample bench space, generous cabinetry, an underbench oven and electric cooktop. The updated bathroom includes a shower, vanity and toilet, while a second bedroom is positioned privately off the dining room.

At the rear of the home, a substantial covered entertaining area offers the perfect

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:** 300P197047

**SALE DETAILS**

**\$640,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

08 8842 9300

**Julie Gabe**

0438 836 508

setting to enjoy long lunches with friends, a glass of Clare Valley Riesling, and the peaceful sounds of the countryside.

The property also includes a double-length garage, established fruit trees and the significant advantage of two separate titles. One title contains the charming cottage, services, septic system and shedding, while the second title is a vacant allotment, offering exciting possibilities for future development, expansion or simply additional space to enjoy.

Located just a short stroll from the iconic Watervale Hotel, local caf  s and cellar doors, and only moments from the renowned Clare Valley Riesling Trail, this delightful property offers the very best of country village living.

Whether you are seeking a weekend retreat, investment opportunity or a permanent tree-change, this captivating stone cottage is sure to win your heart.

#### Features You'll Love:

- Circa 1850s stone cottage brimming with character
- Two separate titles offering outstanding flexibility
- Original Mintaro slate flooring and timber-lined ceilings
- Slow combustion heater in the main living area
- Two bedrooms and updated bathroom
- Covered outdoor entertaining area
- Split System a/c in front bedroom, ceiling fan
- Instant Gas Hotwater (Bottled Gas)
- Double-length garage and shedding
- Established cottage gardens and fruit trees
- Walk to the Watervale Hotel, caf  s and wineries
- Close to the Clare Valley Riesling Trail

A truly enchanting Clare Valley treasure where history, charm and opportunity come together.

Certificate of Title 5196/89 and 5196/90

Allotment 41 & 42 Deposited Plan 56

Allotment sizes 2020 m2 perTitle

Dimensions 30.18 Frontage x 66.99 Deep per Title

Zoned: Township

Local Govt Description: Residential

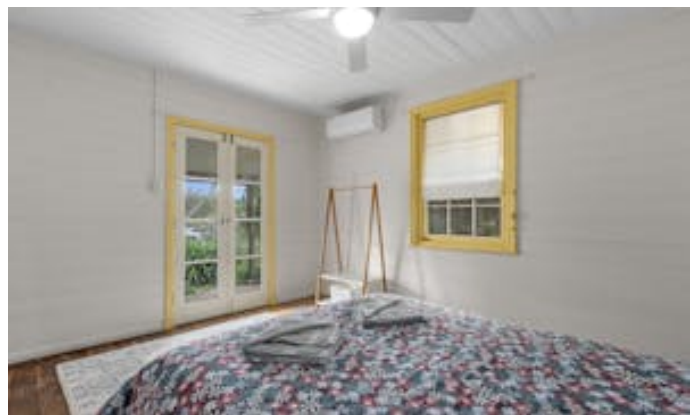
Building Style: Symmetrical Cottage

Year Built: 1880

Other features: Close to Schools, Close to Shops, Heating

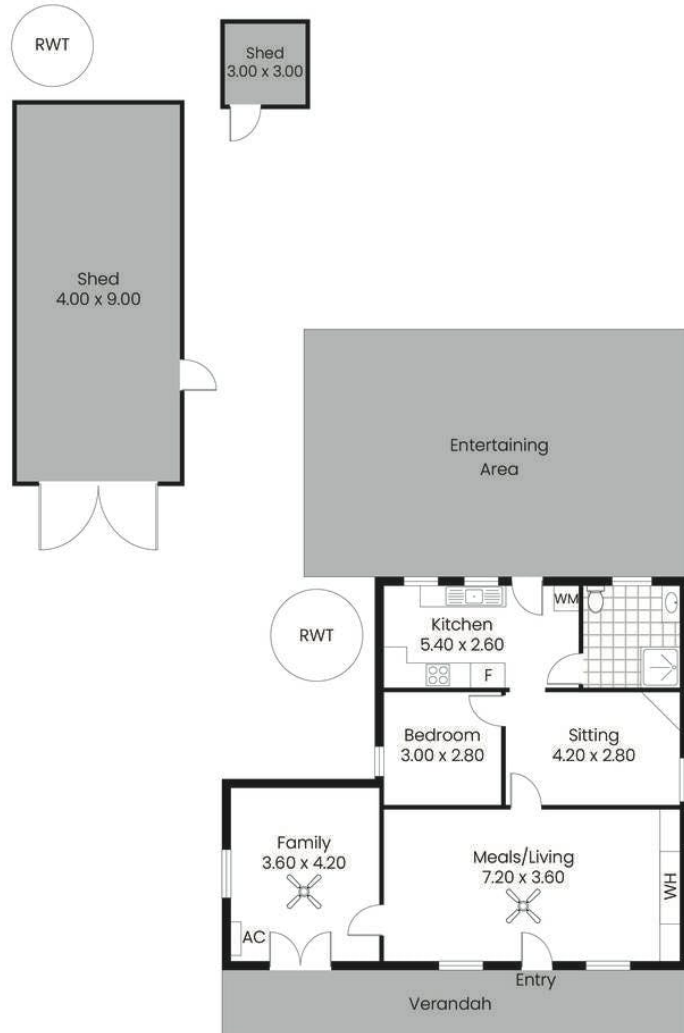
- Land Area 4,046.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Double garage











Living:	77.50sqm
Verandah/Shed:	62.10sqm
Entertaining:	54.00sqm
Total:	193.60sqm

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

