



## 120 GB Sherriff Road, YORKETOWN, SA 5576

### Lifestyle Living with Space, Shedding & Convenience

Set on approximately 2.5 acres just minutes from Yorketown, this beautifully maintained property delivers the perfect blend of peaceful country living and everyday convenience.

Surrounded by established gum trees, the home enjoys a private rural setting with spacious, comfortable interiors designed for relaxed family living. The generous lounge features split system air conditioning and flows into the dining area with slow combustion heating, while an office nook and enclosed sunroom provide flexible spaces to work, unwind or entertain.

The well equipped kitchen offers gas cooking, ample storage and a practical servery to the expansive enclosed outdoor entertaining area, making year round gatherings effortless. A second outdoor entertaining space with a wood fired pizza oven adds even more appeal for those who enjoy entertaining.

There are three generous bedrooms, with the main featuring split system air conditioning, complemented by an updated bathroom, separate toilet and spacious laundry.

**TYPE:** For Sale

**INTERNET ID:** 300P198255

#### SALE DETAILS

**\$665,000**

#### CONTACT DETAILS

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ADELAIDE, SA

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RLA: 62833

##### Megan Doolan

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The property is well serviced with approximately 90,000L of rainwater plumbed to the home and a 3.2kW solar system for added efficiency.

Exceptional shedding is a standout feature, including a substantial 50' x 20' powered workshop with concrete flooring, plus a separate three bay high clearance garage ideal for caravans, boats, machinery or additional vehicles.

Offering space, privacy and outstanding versatility this is an exceptional lifestyle opportunity with all the hard work already done.

Inspection is highly recommended to appreciate everything this quality property has to offer.

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. RLA 62833

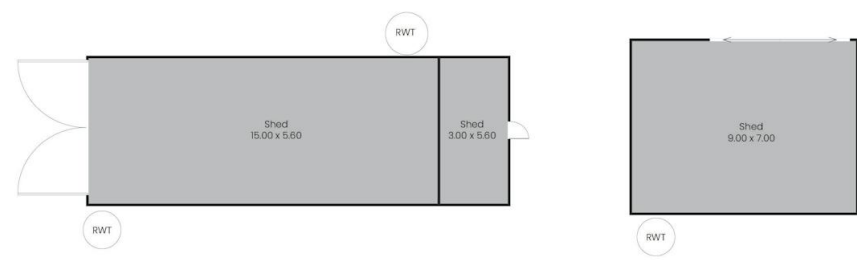
- Land Area 2.5 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Double garage











Living:	155.65sqm
Verandah:	94.23sqm
Carport:	51.60sqm
Shed:	156.80sqm
Entertainment:	72.96sqm
Total:	531.24sqm

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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