



## 2 Bindarra Lane, CLARE, SA 5453

### Stylish Family Living in a Peaceful Clare Setting

Perfectly positioned in a highly desirable location, 2 Bindarra Lane, Clare offers a wonderful combination of space, comfort and lifestyle.

Surrounded by beautifully maintained gardens and enjoying a peaceful setting, this inviting residence presents an exceptional opportunity for families, professionals or those seeking a relaxed Clare Valley lifestyle.

Designed for effortless living, the home comprises three generous bedrooms plus a dedicated study, providing flexibility for growing families, remote workers or those requiring additional living space.

The spacious master suite serves as a private retreat, complete with a well-appointed ensuite and ample storage.

At the heart of the home, the open-plan living and dining area creates a warm and welcoming atmosphere, seamlessly connecting everyday living with entertaining.

**TYPE:** For Sale

**INTERNET ID:** 300P198395

#### SALE DETAILS

**\$750,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

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Clare, SA

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**Julie Gabe**

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The timeless timber kitchen offers both functionality and charm, overlooking the living spaces and enjoying an abundance of natural light through large windows that frame the surrounding gardens.

A spacious lounge room captures picturesque views and provides the perfect place to relax with family and friends. Sliding doors from the dining area open onto the outdoor entertaining space, creating a seamless indoor-outdoor connection ideal for year-round gatherings.

Comfort is assured throughout every season with split-system air conditioning and the warmth of a slow-combustion wood fire, delivering both convenience and ambience.

Outside, the beautifully manicured gardens showcase years of care and attention, creating a tranquil environment to enjoy the outdoors. The low-maintenance allotment allows you to spend less time on upkeep and more time appreciating the lifestyle on offer.

Adding further value are a range of recent upgrades, including a 4.6kW solar system, LED lighting throughout, new R/C air conditioner in the master bedroom, new blinds, ceiling fans in all bedrooms as well as living areas. A double lock-up garage with electric roller door provides secure vehicle accommodation and additional storage options.

Combining quality, practicality and timeless appeal, 2 Bindarra Lane is a beautifully presented home that delivers comfortable family living in one of Clare's most sought-after locations.

#### Features you will love

- . 984 sqm block
- . 3 bedrooms plus study
- . 2 well-appointed bathrooms, master with bath
- . Master suite with robes and en-suite and new r/c air conditioning
- . Large open plan living space incorporates dining/living
- . Country timber kitchen with dishwasher and electric oven, cooktop and rangehood.
- . Outdoor entertaining
- . Established gardens
- . Double garage with remote roller door
- . 4.6kw solar
- . LED lighting throughout, new blinds to most of the home
- . Slow Combustion heating., split system air conditioning and ceiling fans

Other features: Close to Schools, Close to Shops

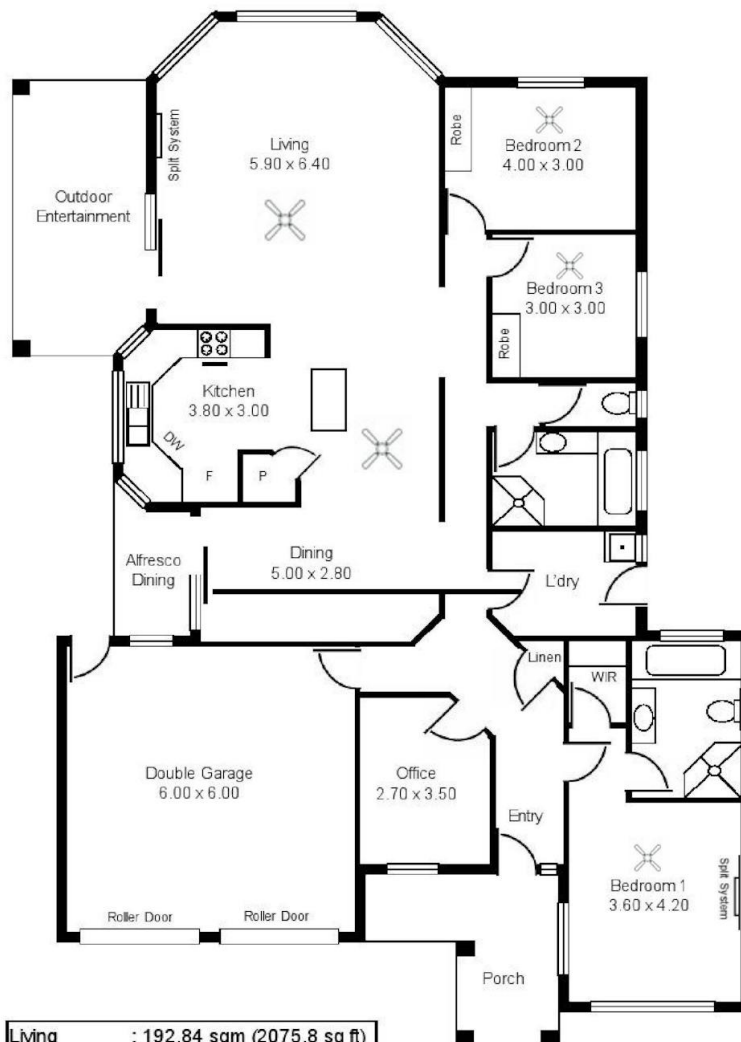
- Land Area 984.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

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.









Living	: 192.84 sqm (2075.8 sq ft)
Porch	: 10.22 sqm ( 110.1sq ft)
Ent. Area	: 15.40 sqm ( 165.7 sq ft)
Alfresco	: 4.16 sqm ( 44.7 sq ft)
Garage	: 39.06 sqm ( 420.4 sq ft)
<b>Total</b>	<b>: 261.68 sqm (2816.7 sq ft)</b>

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