



## 308 Cedar Avenue, NARACOORTE, SA 5271

**UNDER OFFER - Rural Living on 5 Acres With Shedding**

**UNDER OFFER, OPEN INSPECTION CANCELLED**

Enjoy the rural living lifestyle while still only being minutes from town at this appealing family home on the edge of Naracoorte.

The vendors built the 4 bedroom brick home in 1993 on the generous block of 2.095ha (5.17 acres approx). Now, after raising their family, they are ready to pass it on to new owners.

The home is as solid as they come with 4 bedrooms, 2 bathrooms and 2 living areas, it's a great size for family living.

All the bedrooms are carpeted, the main has a split system air conditioner, walk in robe and ensuite featuring shower, vanity and toilet. The second and third bedrooms have built-ins, there is a fourth bedroom plus an office/study or sewing room providing additional space.

**TYPE:** Sold

**INTERNET ID:** 300P50913

**SALE DETAILS**

**\$677,500**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

There are two large living areas - the first a lounge/dining room at the front of the home, warmed and cooled by a split system air conditioner. The second, adjoins the kitchen and is warmed with a slow combustion heater where you step directly out from glass sliding doors to the outdoor entertaining area.

The neat galley style kitchen has electrical appliances, quality cabinetry and a large pantry, with a breakfast bar overlooking the second living area.

Main bathroom has shower, bath and vanity, toilet is separate. The tiled laundry is very functional and allows outside access.

The spacious outdoor entertaining area with paved floor is the perfect spot to enjoy the sun going down in the evening, while overlooking your lush green lawn and back paddock.

The paddock is fully fenced and is large enough to be fenced in half, as it once was by the current owners. It's ideal for horses, a few sheep or riding motorbikes.

The shedding is a highlight of the property, with the centrepiece a 15m x 9m shed with concrete floor and three phase power which has produced countless engineering and hobby projects over the years. There are various other sheds including a 10m x 6m shed with adjoining veranda, a double garage for vehicle storage, plus another sundry shed with veranda for vehicles and/or firewood.

A bore provides water points in the paddock as well as the taps and pop up watering system around the house. It also provides back-up water supply to the house, which has rainwater of approximately 25,000 litres plumbed throughout.

A solar power system of 6kw has been installed and the panels have special protective covering, as part of a roof repainting and resealing project completed last year.

Good quality rural living homes on 5 acres near Naracoorte don't come along all that often. Whether starting out and getting into the market or winding back and downsizing from a farm, it's a great opportunity to call this place home.

To fully appreciate the feeling of country living with genuine space around you, while being located just a short drive from the town - an inspection at this property is a must. The vendors have said SELL - be quick to call Lee on 0427 620 864.

Council: Naracoorte Lucindale

Council Rates: \$1,822.47 per annum

CT: 5158/281

Land Size: 2.095ha (5.17 acres)

Zoning: Rural Living

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. RLA62833

Other features: 3 Phase Power, Area Views, Car Parking - Surface, Carpeted, Heating, Toilet Facilities

- Land Area 2.095 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport
- Ensuite







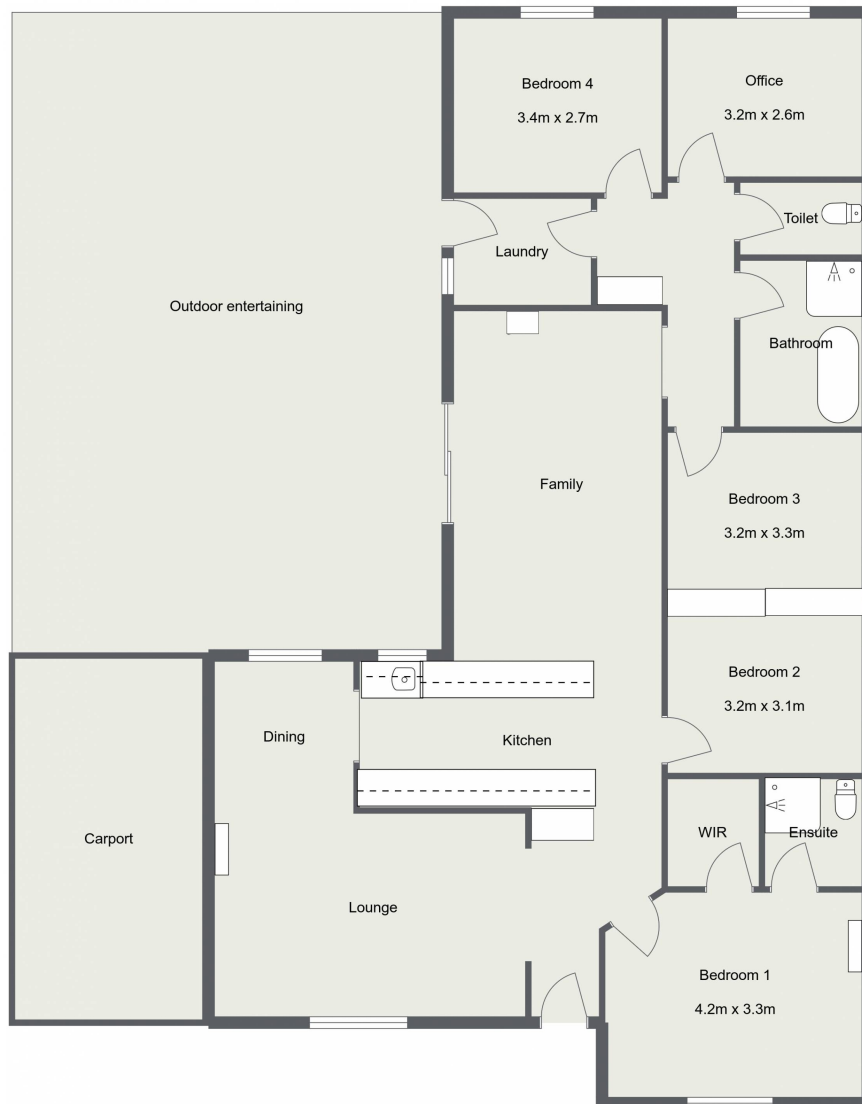












THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY