

## 36 Neagles Rock Road, CLARE, SA 5453

### STUNNING FAMILY RETREAT WITH SENSATIONAL PANORAMIC VIEWS

Perched on a generous 2,390 sqm allotment, this immaculate family home offers an exceptional lifestyle with breathtaking views over the Clare township. From manicured native and cottage gardens to modern interiors and premium outdoor features, this home truly has it all.

#### A Home Designed for Family Living

Boasting four spacious bedrooms, three living areas, and two bathrooms, the home is thoughtfully designed for comfort and functionality. High ceilings and elegant porcelain tiled walkways enhance the sense of space, while new carpets add warmth to the master bedroom and formal living room.

The heart of the home is the central kitchen, complete with:

- A large walk-in pantry
- Ample cupboard and bench space
- Double fridge provision

**TYPE:** For Sale

**INTERNET ID:** 300P54619

#### SALE DETAILS

**EOI - Guide \$850,000 - \$890,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

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Flowing seamlessly from the kitchen is the main living zone, comprising a family area, meals area, and second lounge. A separate formal living and dining room at the front of the home provides an additional space to entertain or unwind.

#### Well-Appointed Bedrooms & Bathrooms

All four bedrooms feature built-in robes, with the master bedroom offering a walk-in robe and a private ensuite. The main bathroom features a convenient three-way layout, including:

- Separate toilet
- Powder room
- Shower and bath area

Additional storage is available via multiple linen cupboards in the second hallway.

#### Outdoor Entertaining at Its Best

Step outside to two alfresco dining areas, including one with a built-in outdoor kitchen â## perfect for entertaining while enjoying the elevated views. A sparkling saltwater inground pool adds a luxurious touch to your outdoor lifestyle.

#### Premium Features Throughout

- Fully ducted, zoned reverse cycle air conditioning
- Slow combustion heater for cozy winters
- 3.2kW solar system with lucrative 44c/kWh feed-in tariff (contracted until 2028)
- 2 x 22,000L rainwater tanks
- Expansive 3-bay shed with extra space for a caravan annex, cement floor and power

#### Space, Privacy & Versatility

With abundant space for kids, pets, and hobbies, this property also accommodates boats, caravans, and more. The secure, private setting and peaceful outlook make this an ideal family sanctuary.

Other features: 3 Phase Power, Area Views, Close to Schools, Close to Shops

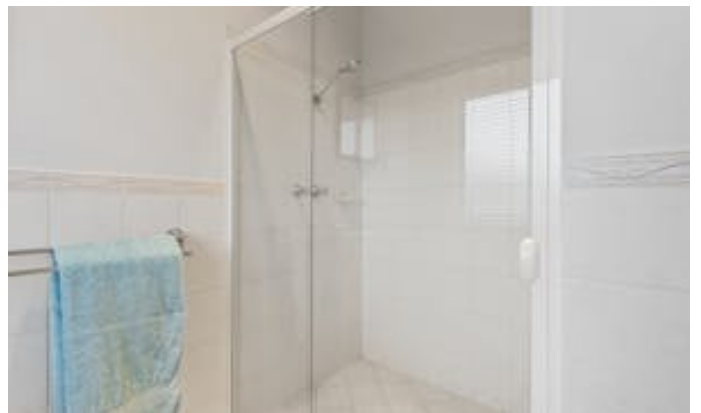
- Land Area 2,390.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5
- 3 car garage
- Double carport
- Ensuite





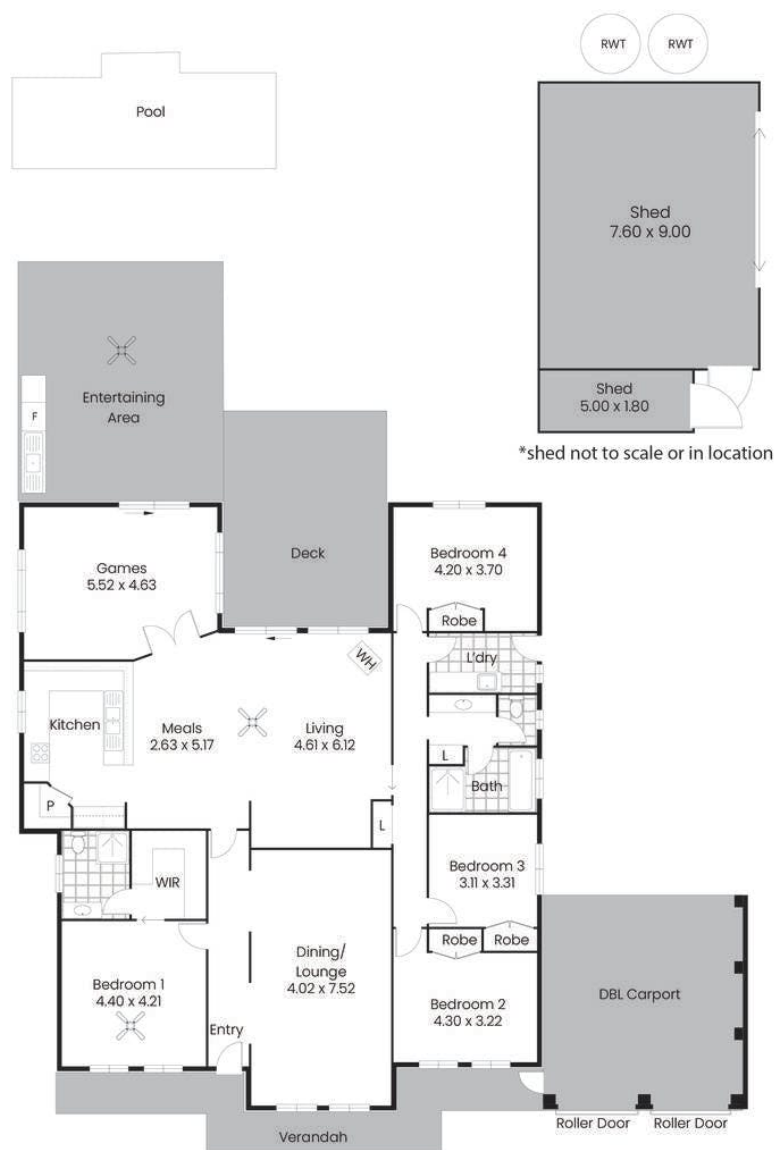












Living:	206.88sqm
Verandah:	18.35sqm
Carport:	33.35sqm
Entertaining/Deck:	156.12sqm
Shed:	77.40sqm
Total:	492.10sqm

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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