

60 Kahl Road, BOOLEROO CENTRE, SA 5482

Gateway to the Southern Flinders - Your Dream Lifestyle Awaits

50.59 hectares, 125.00 acres

A fabulous rural lifestyle property with a truly beautiful family home situated on 11 Titles.

A total of approximately 125 acres of arable land and located within a 15 minute drive to Booleroo Centre and Orroroo.

There are distant views to Mt Remarkable, with the home located in a picturesque setting with the backdrop of a gum studded creek.

DREAM HOME:

This lovely 10 year old quality built home, is in pristine condition with all of the features you could possibly wish for.

The main living area is the hub of the home. Open plan, with a designer Kitchen featuring bespoke granite benchtops and quality appliances. There is an abundance of cupboard and bench space with the area seamlessly flowing into the dining and living

TYPE: Sold

INTERNET ID: 300P70032

SALE DETAILS

**Expressions of Interest
- Contact Agent**

CONTACT DETAILS

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RLA: 62833

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area.

A slow combustion heater and split system air conditioning provide year round comfort in this space.

French doors lead onto the outdoor paved verandah to the West and access to the massive family entertaining area to the South.

This central hub provides access to all other areas of the home,

The theatre room opens into both the lounge and family entertaining area, this area has quality carpets and is currently utilised as a child's paradise/play area.

Downstairs there are three bedrooms, with the master featuring a walk in robe and excellent size ensuite.

There is also a music room, an office and either a second living room or home gymnasium, again with access directly to the family entertaining area or main living rooms depending on your use.

The family living and games room has to be seen to be believed.

Featuring an abundance of light and accessed from the outside fully paved verandah as well as the family living area.

Plenty of room for a games, extended family get togethers, a pizza oven that doubles for heating and the easy flow of outdoor/indoor family living.

Upstairs there is the perfect child or teenage retreat. A large bedroom with dormer windows and an adjoining lounge or study, perfect for private get togethers or sleep overs.

Throughout the home, quality fixtures and fittings have been used, from Bespoke Granite benchtops to quality carpets.

SHEDDING:

As would be expected with a home of this quality, the Shed is also of large proportions, being approximately 24 x 20metres this, with high access, also incorporates an attached lower access garage.

There is a mezanine floor at the Southern end and access is provided from both the North and the East

PADDOCKS:

2 X Main Paddocks, one for sheep grazing and the other has a crop that is share farmed.

All paddocks have troughs - supplied via Mains Water

Fencing is predominantly Ring lock in good to fair condition.

Some plain 5 strand wire fencing in older condition

Paddocks are rotated for Sheep and Cropping

SOIL

Loam over Lime Stone Ridge

An old established orchard features and Assortment of Fruit Trees

WATER:

Mains Water

Approx 100,000 ltrs Rain Water

Dam - small

Creek - Winter - Gum studded

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. Elders Real Estate RLA62833

- Land Area 50.585705 hectares
- Bedrooms: 5
- Bathrooms: 2

HOMESTEAD

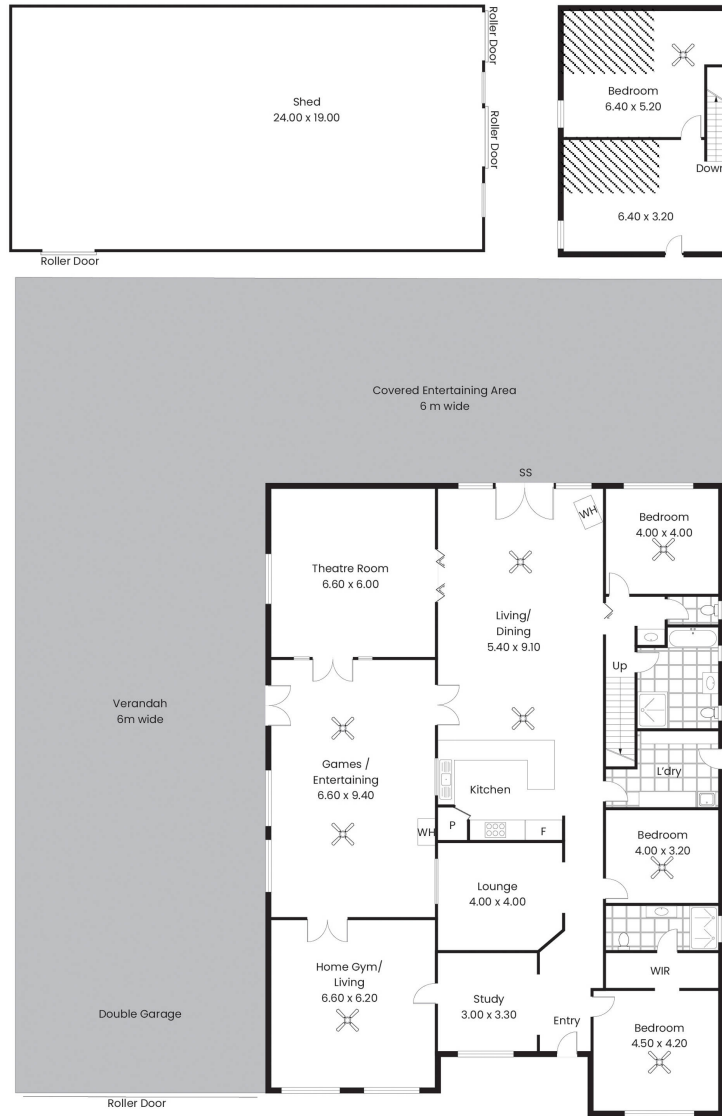
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This Drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
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