



80 Powell Road, KERSBROOK, SA 5231

ENJOY THE COUNTRY LIFESTYLE WITH THIS BEAUTY

Leave the busy life behind each day and enjoy the benefits of living the country lifestyle with all the fresh air you and the family can have. There is plenty of room for everyone to enjoy whatever the choice of hobby or the preferred lifestyle may be with scope for more depending on your choices.

Thinking of the country lifestyle with a wonderful presence?

What about considering a property with approximately 30 acres, a family home built in 2006, a superb shed 18.3m x 7.8m x 3.6m plus 6 paddocks and a 7.4mgl dam with water license.

From the moment you enter the property with the extended driveway bordered by the garden to the house you'll feel entrenched into the country lifestyle. Properties like this don't come onto the market regularly and are highly sought after especially when it has many features that are very appealing to the astute buyer.

Many people will like the features that include -

TYPE: Sold

INTERNET ID: 80P0710

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Elders Real Estate Gawler
37 Murray Street
GAWLER, SA
08 8522 1988
RLA: 64256

Andrew Pike
0407 393 241

- Approx 30.368 acres or 12.29 Ha
- House built in 2006 by Rossdale with owners design
- 4 Bedrooms, Master with ensuite and walk in robe and great views each day to wake up to - the dam or the open spaces
- Bedrooms 2, 3 and 4 have built in robes and are of good size
- The house is set up with ability for separate living, with a family room and the 3 bedrooms with a 3 way bathroom, ideal for the teenagers or even elderly parents
- Central to the house is the open plan area for the well appointed kitchen, meals and family areas. The full glass frontage to the north makes it ideal for winter sun and warming the house
- Main bathroom, 3 way with a double vanity
- Split system air conditioning and many rooms have ceiling fans
- Slow combustion heater.
- Electric hot water with a 400l storage tank boosted by 3kw solar power before that is fed into the grid
- Safety switches with multiple individual circuits
- Double garage with dual internal access
- Third toilet
- Insulation in the ceilings, internal walls and external walls plus full sarking to external walls and roof
- 10 KW Solar Panels - Great way to save on power bills
- Bio cycle aerobic wastewater system
- Watering system set up for the gardens around house
- 18.3m X 7.8m x 3.6m (height of wall) shed - Ideal for storage including the area set for wines being lined at one end with a mezzanine level with 6m wide access to main area of shed
- Rainwater supplies the house - 4 tanks plus fire tank - capacity 150,000 litres
- 7.4 mgl dam with 36 mgl water license
- Numerous assorted fruit and nut trees and room for more plus the space to include a vegetable garden - become self sufficient.
- 6 Paddocks
- Malcolm Creek as a winter creek running through the property.

Living in the Adelaide Hills and areas like Kersbrook is a key consideration for many people that are buying for the sense of freedom and space. Kersbrook is a little rural town initially settled in the mid 1800's and has a sense of community to it with shopping, schooling and sporting facilities. It's location will allow easy access to the other parts of the Adelaide Hills making great base to explore from, into the city or suburbs plus it's on the doorstep to the Barossa.

Council - Adelaide Hills

Council rates - \$2377.36 p.a. or \$595.35 qtr

Emergency Services Levy - \$209.15

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 30.36 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









