



3 Clydesdale Drive, TWO WELLS, SA 5501

Room to Move on a Well-Established 2 Acre Property

Set on approximately 2 acres in the growing township of Two Wells, this well-maintained family home offers space, comfort and a lifestyle perfectly suited to those seeking room to move.

The home includes four bedrooms plus a study (or optional fifth bedroom), with the master suite complete with a walk-in robe and ensuite featuring a spa bath and separate toilet.

Multiple living zones provide flexibility for the whole family, including a formal lounge and dining room, along with a central timber kitchen overlooking the open plan meals and living area.

High ceilings and tiled living areas enhance the sense of space, while reverse cycle ducted air conditioning ensures year-round comfort. There is also excellent storage throughout the home, along with the convenience of internal access from the double garage.

Outdoors, the property continues to impress with a full-length front verandah, a

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.

TYPE: For Sale

INTERNET ID: 80P4812

SALE DETAILS

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

CONTACT DETAILS

Elders Real Estate Gawler

37 Murray Street

GAWLER, SA

08 8522 1988

RLA: 64256

Christopher Hurst

0412 897 020

well-appointed outdoor entertaining area and a private courtyard. The grounds are established and irrigated, featuring a variety of fruit trees and plenty of open space for families, pets or those simply wanting a relaxed lifestyle setting.

Practical features include excellent shedding, approximately 90,000 litres of rainwater, mains water supply and a 3kw solar system to assist with energy efficiency.

Positioned in the expanding township of Two Wells, with easy access to Adelaide via Port Wakefield Road, this is an outstanding opportunity for growing families or those seeking a lifestyle property with space, functionality and convenience.

PLEASE NOTE: NEXT THURSDAY THE 9TH OF APRIL WILL BE THE FIRST OPPORTUNITY TO INSPECT THIS PROPERTY. THERE WILL ALSO BE A SECOND OPEN ON SUNDAY 12TH OF APRIL AT A TIME TO BE ADVISED.

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

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 2 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage

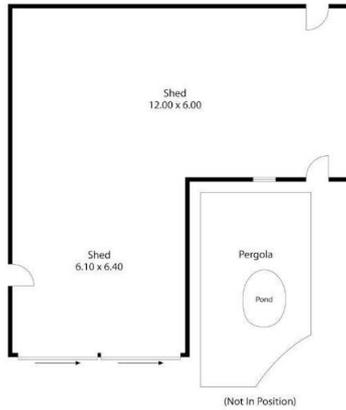








3 CLYDESDALE DRIVE,
TWO WELLS



Living:	197.50SQ.M
Verandah:	42.00SQ.M
Garage:	34.80SQ.M
Shed:	111.00SQ.M
Pergola:	25.90SQ.M
Porch:	2.00SQ.M
TOTAL:	413.20SQ.M



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