



SOLD

YES, THIS IS THE ONE!

It's very hard to find a rural-residential, almost 10-acre property that's firstly affordable and also ticks most of the boxes where character, self-sufficiency, position, home and inter-generational living, a variety of sheds and fertile land are concerned.

Note: It's a long write-up covering 6 sections and ending with a summary, so if it's cut off on this website, please go to the BUY section on my personal website. You can also view 100 honest photos of the property, taken from all angles. Type in <https://www.jessadamsrealty.com.au/>

1. Built in 1960, this home still manages to display all the best character features typical of the era and lifestyle, while sympathetic renovations and additions added fresh, modern comforts. The roof is relatively new with thick jarrah roof trusses, a new shower was recently installed and the whole house was repainted a few years ago, ready for new owners to move in.

The gorgeous kitchen overlooking the backyard is still very much the heart of the home and can easily accommodate a few chefs at a time. Close friends and family usually converge at the breakfast bar where they share the woes and triumphs of everyday life while enjoying healthy homemade meals, delicious baked goods and the endless preserves from the all-year-round, productive garden.

2. If a high degree of self-sufficiency and off-grid living is on your list, look no further. This property has roof insulation, solar hot water system (still under warranty), water tanks for the kitchen and garden but also connected to scheme water, slow combustion wood fires and a wonderful Everhot wood stove in the kitchen - complete with a wood box that loads from outside.

Roughly 2 acres of mature pine and blue gum trees at the back border provides added privacy from the neighbours' paddocks and ample firewood for all your needs, leaving an easy-care 8 acres of home, sheds and gardens to manage. This awesome property also boasts more than 40 fruit trees (always something in season), a 60-foot-deep bore (currently unequipped) and a variety of fenced veggie patches with fertile, productive soil.

3. Not only is this property very private as it's at the very end of a cul-de-sac and screened from all neighbours but it also enjoys two road frontages (potential subdivision) and is close to everything. It's only 3 minutes' drive or 1.4 km from my favourite country bakery; 5 minutes' drive to Supa IGA; 4 minutes' drive to Plantagenet Hospital; 8 minutes' drive to Mt Barker School and

4 BED | 2 BATH | 4 CAR

PRICE:
\$475,000

OPEN FOR INSPECTION:
N/A



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