



FOR SALE

YOUR OWN SLICE OF COUNTRY LIFE

Local @realty agent Shane Magor, proudly presents 832 Pages Flat Road, Sellicks Hill FOR SALE.

Ideally positioned less than 5 minutes to the Myponga township and approximately 45 minutes to the Adelaide CBD, this rural opportunity is perfectly located away from the hustle and bustle of modern life in a quiet tranquil tree lined setting.

Either commuting to and from work or to just close enough to buy the daily newspaper, this is the perfect location and rural setting.

Built in 1994, this beautifully maintained and loved family home sits proudly elevated on a large leafy allotment of 2.9 acres – 1.18 hectare – 11,800m2.

If you are seeking your own slice of country life then look no further but be quick as these rural properties of this standard and price point are hard find.

Additional features include:

- Beautiful timber kitchen with spectacular leadlight windows
- Slate flooring throughout kitchen, family and meals area
- Large separate living room from family room
- Wood combustion heater and wall mounted a/c in family room
- Study / Studio leading from Master Bedroom
- All bedrooms with built-in wardrobes
- Master Bedroom with built-in robe and walk-in robe
- Large Shed and Workshop
- Separate lined and airconditioned office / kids retreat
- Skymuster NBN
- 35,000 gallons – 132,000 ltrs (Approx)
- 12 Panel – 3kw Solar System
- Waste Water Envirocycle and irrigation system to plants / shrubs
- 2 x separate undercover garden areas
- Fenced horse paddock with shelter shed

With inspection by appointment only, please contact your local independent real estate

4 BED | 2 BATH | 3 CAR

PRICE:

\$595,000 to \$630,000

OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.