

242 VASEY ROAD, WAIKERIE, SA, 5330



## FOR SALE

### NEWLY ESTABLISHED HOME READY TO MOVE INTO!

If you're considering building your perfect retirement retreat, prepare yourself for a lengthy journey. Finding the right land, navigating approvals, organising connections, selecting a builder—you could be looking at three years of work, worry, and rising costs.

Why put yourself through it all when this beautiful property is ready and waiting for you. You can move in in 30 days and begin adding your own personal touches.

The property is situated on the edge of the charming town of Waikerie, South Australia, only 2 hours travel from Adelaide. This stunning acreage/semi-rural property offers the perfect blend of luxury, tranquility, and country living. With 4 bedrooms, 2 bathrooms, and 1 ensuite, this property is perfect for families, couples, or individuals looking for a peaceful and spacious retreat.

This property has all you need and 3 acres is a manageable size, and ready for you to get personal. The property is 4 years young and the owner has planned and built this property with all the necessities. High bay shedding with concrete and 3 phase power for van and boat storage, 18m x 7.5 x 3m (6 bay) workshop/storage shed concreted and 3 phase power, and two car garage under the main home roof with personal access to the home. Solar Power, 15kw inverter with 19.5 kw of panels, 3 x 23,500 gallon rain water tanks connected to the home, 3 phase reverse cycle ducted temperature control, slow combustion wood fire, 315 litre Heat pump hot water service and an automatic watering system connected to the CIT irrigation system for looking after the laws and gardens.

The drive into the property is all weatherproof tracks and there are lovely established lawns. The rest of the garden design is up to you. The land is cleared and leveled with access to water is just waiting for you to go all Jamie Jury on it.

Step inside and be greeted by the spacious and open floor plan that spans over 288 square meters internally with another 90 square meters under roof of outdoor entertaining area.. The interior of this home is nothing short of impressive, with large windows that flood the rooms with natural light, and stylish finishes throughout. The living areas are designed for both relaxation and entertainment, with a rumpus room and multiple living spaces that flow effortlessly to the outdoor entertainment area.

The outdoor space is an entertainer's dream, boasting a covered entertainment area, perfect for hosting gatherings with family and friends. Enjoy a BBQ while takin

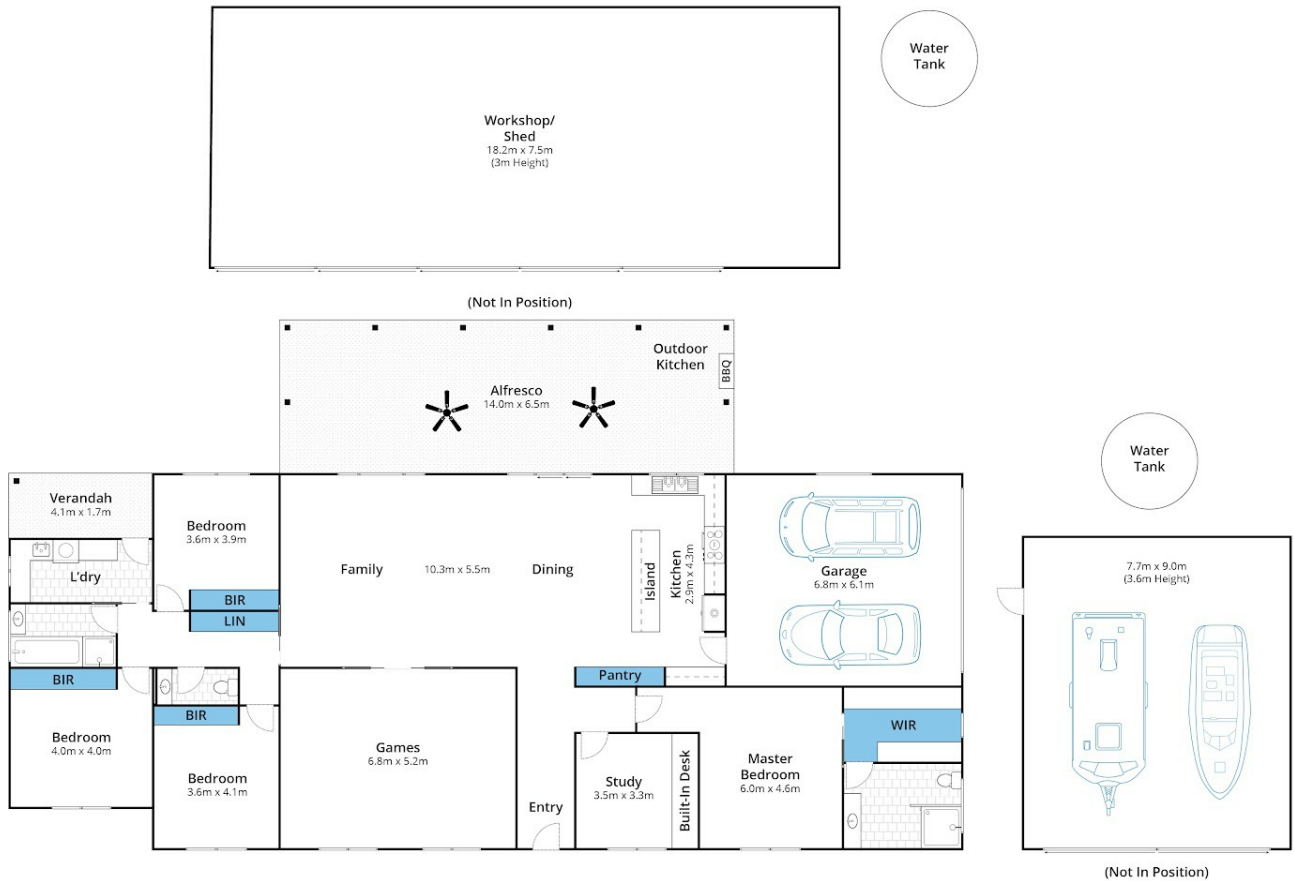
4 BED | 2 BATH | 4 CAR

PRICE:  
\$859,000

OPEN FOR INSPECTION:  
N/A



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Approx House Area 288m<sup>2</sup>

Approx Alfresco Area 91m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**242 Vasey Road, Waikerie**



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.