8 THE AVENUE, WAIKERIE, SA, 5330









SOLD

SECLUDED MODERN FARMHOUSE WITH HISTORIC CHARM!

Starting life as a schoolhouse in 1905 this stunning farmhouse styled home combines the best of modern living with the charm of traditional design. Surrounded by lawn, Australian native fauna, a quarter acre "fruit salad" orchard, and wide 3m verandahs ensure the home is insulated from harsh weather and direct sun. The internal climate of the home is managed by reverse cycle split system heating and cooling with an enclosed Nectre fire place for romantic evenings.
The kitchen is grand with solid granite topped island bench with under bench seating and plenty of drawer space. Pantry cupboards and display shelving have been built in to match the under bench and overhead cupboards creating loads of storage space for a kitchen. Antique style tumbled floor tiles flow through the kitchen into bathroom, laundry, separate toilet and master bedroom. Benches and vanity units are all topped with solid granite slabs keeping a fresh sharp ageless feel to these heavy traffic areas. The living areas are combined in one large room and lineated by furniture into formal dining, lounge and sitting area. The floors are covered in Parachilna slate, adding an earthly feel, and complimenting the natural timber cathedral ceilings and dado walls. The owners have spared no expense on the extensive, loving renovation while creating their perfect getaway home.
Established on a 4,047 square meter alottment, the home looks west over a 1000 square meters of orchard with a great variety of fruit trees and is watered and fertilised automatically along with other lawn and garden areas. There is plenty of rainwater storage, wastewater recycling is via an eco-tank system and there is also connection to irrigation trust water for garden watering. A 4kw solar panel system keeps the power bills to a minimum with plenty of roof space available to expand on the system later.
Entry to the home is from the south of the property, directly off The Avenue to where the 4 bay shed/workshop, 4 car carport and a large 95m2 outdoor entertaining area are all located.
This stunning acreage property is a rare opportunity to live in luxury and tranquillity while still being close to all the amenities of town. With 3 bedrooms, 2 bathrooms, and 4 car parks, this property is perfect for families, couples, or anyone looking for a peaceful lifestyle. The property provides ample space for you to escape the hustle and bustle of everyday life. Imagine waking up to the sound of birds chirping, the gentle breeze ru

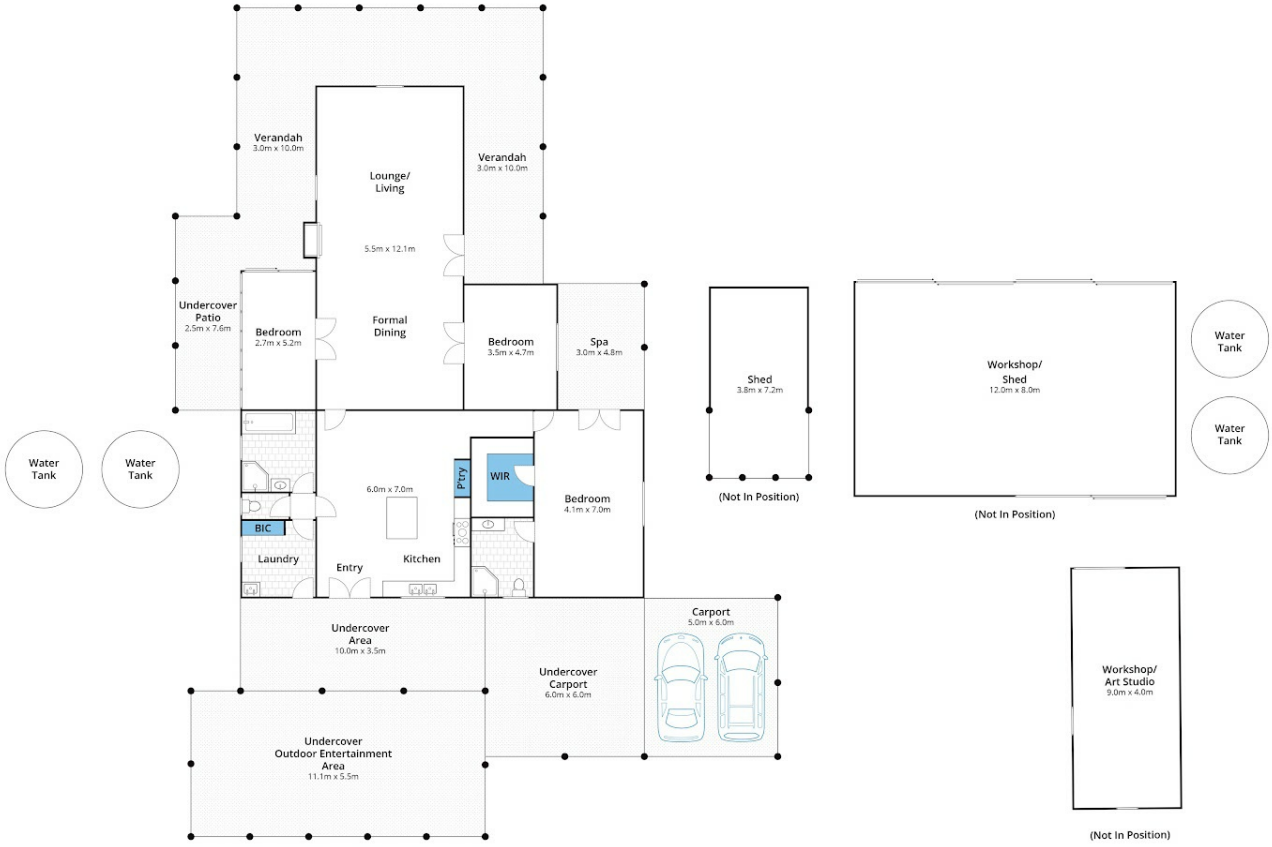
3 BED | 2 BATH | 5 CAR

PRICE:
$835,000

OPEN FOR INSPECTION:
N/A



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Approx House Area 207m²

Whilst **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.

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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.

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