

Sold



16 Gray Tce, Orroroo



## Charming Stone Cottage

Step into the warmth and charm of this traditional stone cottage, situated on the fringes of Orroroo, with natural shrub outlook.

Ideally suited to a family looking to escape the city, to stretch their legs and enjoy the wide open spaces, with potential for further development with multiple titles.

This delightful home offers:

- **3 Bedrooms** plus an additional single bedroom or office – perfect for a growing family or those working from home.
- **Open Plan Kitchen/Dining Area** that invites natural light and offers a welcoming space for family gatherings.
- **Lounge Room** has carpet floor with rake ceiling and split system air conditioning for year round comfort
- **1 Well-Appointed Bathroom** shower, bath, single vanity and toilet.
- **Fenced Yard** that provides a secure and private outdoor space for children and pets to play.
- **Second Title with Shed** – an added bonus, offering ample storage space or a potential workshop area.

Additional Features:

🛏 3 🏠 1 📏 3,438m<sup>2</sup>

**Price** SOLD for \$295,000

**Property Type** Residential

**Property ID** 10011

**Land Area** 3,438 m<sup>2</sup>

### Agent Details

Angus Barnden - 0427 662 812

### Office Details

Jamestown

70 Ayr St Jamestown, SA, 5491

Australia

08 8664 1599

**WARDLE**  
Co.  
Real Estate

- Electric Hot Water system
- Traditional horse stables
- Single car carport

This property is full of character and provides the perfect blend of traditional charm and modern comfort. Ideal for those looking to embrace the peaceful country lifestyle Orroroo offers.

CT5333/430 & 5525/168

Land Size: 3,438 sqm approx.

LGA: District Council of Orroroo Carrieton

Zoned: Neighbourhood

RLA228106

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