

Under Contract



420 Scobie Rd, Emu Flat



## HOME AMONG THE GUM TREES ON 20.6 HECTARES\*

Discover this substantial modern brick family home set on 51 acres\*, offering the perfect blend of comfort and country living. This spacious residence features 4 generous bedrooms all with built-in robes including a Master Suite with a large ensuite and walk-in robe. A 3-way family bathroom with shower & bath. The country styled kitchen boasts Tasmanian Oak floor to ceiling cupboards and flows seamlessly into a separate dining room. Enjoy year-round comfort with a combustion heater and refrigerated air-conditioning, throughout the tiled living spaces. A private sunroom with bay windows offers 180o views of the Clare Valley. Outdoor living is enhanced by an all-weather pergola, blinds, water feature and a shade house. With 322,000L of rainwater storage and a dam you'll have ample water supply. The energy-efficient features include a 5kw solar system and 13.8kw Tesla battery backup. Well-designed fire protection irrigation system around the home. A double carport with electric roller door. A 5-bay shed with concrete floor, power and combustion heater ideal for the handyman. Surrounded by established gum trees, this family property offers a serene lifestyle on a sprawling land scape. Don't miss you chance to make this beautiful home your own.

 4  2  5

<b>Price</b>	\$990,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11109

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare  
190 Main North Rd Clare, SA, 5453  
Australia  
08 8842 1154



\*Denotes Approximate      RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.