

Sold



3 Lukeman St, Kadina



## UNIQUE OPPORTUNITY WITH A TOUCH OF RURALITY

Located on the edge of town and currently offering a rural outlook from your front doorstep, this rare property with two distinct dwellings on a spacious 2,071 sqm corner allotment is perfect for extended families, or those seeking flexibility in living arrangements.

The main residence features two bedrooms, both with built in robes and ceiling fans, an inviting lounge room with ceiling fan, kitchen with plentiful storage and a large gas cooktop and oven. A functional bathroom with shower, vanity, and separate w/c. A laundry with built in storage. Equipped with ducted air conditioning throughout, this home ensures comfort in every room and is only just the beginning of what's on offer.

A fully self-contained granny flat provides independence and flexibility. Featuring a single bedroom with built in robe and ceiling fan, kitchen complete with electric cooktop and oven, open-plan living area, and a bathroom with shower, vanity, and W/C. Designed with accessibility in mind, the flat includes ramps at both the front and rear entrances, as well as wide doorways to accommodate wheelchair access. A split-system air conditioner provides year-round climate control.

A fully lined studio room with split system air conditioner is also found on the property. Perfect for that home office, gym or hobby room.

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<b>Price</b>	SOLD for \$467,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11121
<b>Land Area</b>	2,071 m <sup>2</sup>
<b>Floor Area</b>	337 m <sup>2</sup>

### Agent Details

Nathan Collins - 0477 283 370  
Ian Macaskill - 0428 233 840

### Office Details

Kadina  
6A Graves St Kadina, SA, 5554  
Australia  
(08) 8821 3666



If you're needing flexible living arrangements, then we've found the home for you.

Additional features include:

- Outdoor pergola area attached to the main dwelling – ideal for entertaining.
- Large 6 x 3m\* powered workshop and 6 x 9m\* carport with cement flooring.
- 5kw Solar system with Alpha Ess Battery to squash those nasty energy bills.
- Spacious backyard with side vehicle access, a chook pen, rainwater tanks for garden watering and room for your personal touches to make it your own.

This property combines versatility, comfort, and ample space on a large fully fenced corner allotment.

Don't miss out on this unique lifestyle opportunity, book your inspection today!

RLA228106

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