







A Unique Country Escape in Jamestown!

Experience the Charm of Jamestown with a Unique Opportunity

Nestled in the picturesque heart of Jamestown, this thriving country town offers a vibrant lifestyle blending modern conveniences with the serene pace of regional living. Known for its rich history, friendly community, and beautiful landscapes, Jamestown is the perfect place to call home. Located just a short stroll from the main street, this property enjoys the ideal combination of tranquility and accessibility, placing local cafes, shops, and amenities within easy reach.

Discover 33 Cockburn Road: A Masterfully Renovated Baptist Church Home

This magnificent property is a true testament to creativity and craftsmanship, seamlessly blending the character of its origins with modern luxury. Renovated and extended over the years, this unique home is move-in ready and suited to a range of buyers.

- **Spacious Living**: Boasting 3-4 bedrooms and 2 bathrooms, this home offers space and comfort for families or entertainers alike.
- **Modern Kitchen**: The open-plan kitchen and dining area features a stunning kitchen (c.2013) with a movable island bench, 900mm stainless steel oven, dishwasher, pantry, and double sink—designed for both

3 2 5 1,935m2

Price	SOLD for $725,000
Property Type	Residential
Property ID	11173
Land Area	1,935 m2

Agent Details

Angus Barnden - 0427 662 812

Office Details

Jamestown
70 Ayr St Jamestown, SA, 5491
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functionality and style.

- **Expansive Lounge**: The inviting lounge area includes a library space, dining nook, and a handcrafted timber staircase with decorative steel balustrades.
- **Comfortable Bedrooms**: Two upstairs bedrooms include ceiling fans and a split system air-con in Bed 1, with bedroom 2 featuring a built-in robe. Third bedroom downstairs provides flexibility for guests with a fourth doubling as teenage retreat or a home office.
- **Luxurious Bathroom**: The main bathroom is a highlight, with underfloor heating, a leadlight timber window, and a private garden view.

Additional Features You'll Love

- Climate control with evaporative air conditioning, ceiling fans, underfloor heating, and a combustion heater, with a split system air con in the Main bedroom and Kitchen area.
- Updated electrical and plumbing (c.2011) and a 5kW* solar system.
- Outdoor entertaining area with a fully fenced yard, perfect for kids or pets.
- Generous shedding: a 12m x 7.6m* shed with power, concrete floor, and electric roller doors, plus a double carport.
- 44,000L* of rainwater storage, fruit trees, and a chicken/dog run.
- Automated irrigation throughout the property

All of this is set on a sprawling 1,935m²*
allotment, offering endless possibilities for your family, hobbies, or business ventures.

Don’t Miss Out!

With its unbeatable location, stunning features, and unique charm, 33 Cockburn Road is a once-in-a-lifetime opportunity. Call today for your private inspection—this property is **For Sale Expressions of Interest - Unless Sold Prior. Closing Date 31st of January 2025 at 12pm**

Price Guide $680,000 - $715,000

CT5489/327

Land Size: 1,935m²*

LGA: Northern Areas Council

Zoned: Neighbourhood

*Denotes Approximate

RLA228106

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