







HOW'S THE SERENITY?

4 1 3 1.24ha

Tired of city life? Looking to escape the hustle and bustle and raise a family in a small rural town full of community spirit?

A stunning, tranquil home awaits you! Welcome to 299 Patersons Road, Bute.

From the moment you enter the 350m* long gated driveway surrounded by neighbouring paddocks you'll feel immersed in a relaxed rural lifestyle.

This vintage traditional style farmhouse sits proudly on a rise overlooking Patersons Road and surrounding farms.

You'll feel a million miles away from civilisation, yet you're within half an hour drive of everything that's great about the region.

The farmhouse itself oozes character and charm with the beautiful return verandah providing the perfect location to enjoy unhindered sunrises and sunsets.

Like any classical farmhouse, this one has a striking hallway with high ceilings and ornate features which compliments the rest of the home.

Housing four generous sized bedrooms with polished timber floorboards and ornate ceilings, this home offers living versatility.

Bedroom one has ceiling fan, built in robe and split system air conditioner.

Price	SOLD
Property Type	Residential
Property ID	11303
Land Area	1.24 ha

Agent Details

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WARDLE Co. Real Estate

Bedroom two has ceiling fan and fireplace.

Bedroom three has large built-in robe, ceiling fan and split system air conditioner.

Bedroom four has ceiling fan and split system air conditioner.

It’s a functional traditional style farmhouse living with a splash of modernity to ensure year-round climate comfort.

An inviting lounge room in the middle of the home provides a warm and welcoming space with a gas fireplace.

Large kitchen & dining area with electric oven and cooktop, split system air conditioner, slow combustion heater and walk in pantry area provides a strong heartbeat for the rest of the home.

A deep bathtub has been recently installed in the bathroom complimenting the existing shower, vanity, and W/C. A generous sized laundry with built in storage is located off the rear verandah.

Outside features an enclosed paved alfresco area with slow combustion heater along with a fully equipped "Shearers quarters" with kitchen, split system air conditioner and shower, vanity and W/C, providing the perfect teenage retreat or accommodation for visiting family members.

The property also offers extensive shedding with a single carport, 9 x 6m* hay shed, a small garden shed, a 7 x 6m* shed with dirt floor and small workshop attached and finally a large 9 x 7m* double bay garage with cement floor, dual roller doors, PA door and attached workshop area.

Other external features of this home include chook pens, raised garden beds and a 26-panel solar system with a Growatt Battery to ensure fantastic energy efficiency.

Located within a central point of the region the following attractions can be found within half an hour drive of this beautiful homestead.

- Bute Township
- Kadina township
- North Beach, Wallaroo
- Port Broughton

Local amenities found within the Bute township include

- Bute Primary School
- Bute sporting Club (including football, netball, tennis and cricket)
- Bute Bowling Club
- Bute Community Gym
- General store & pub

This property proves that everything great about yesteryear can be tastefully maintained and combined with modernity to provide a unique classical

offering.

It’s 1.24 hectares* of relaxed rural living, an oasis away from everyday life and it’s calling your name.

Book your inspection today!

*Denotes approximate

RLA 228106

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