



1-3 Samuel St, Laura



Significant Family Home on Large Corner Block!

Nestled on a substantial 2,621m² corner allotment in Laura, this impressive five-bedroom family home offers a lifestyle of space, comfort, and versatility. From the moment you step inside, the polished floors create an inviting ambiance that flows throughout much of the residence.

The heart of the home lies in the expansive white kitchen, boasting elegant stone benchtops, a large window with a stained-glass feature that bathes the space in natural light, a large gas cooktop and electric oven with a stainless steel extraction fan and a dishwasher. This space seamlessly connects to the open-plan living and dining area, where a slow combustion wood fire, framed by a striking sandstone surround and feature wall, creates a cozy atmosphere. Dual access to the outdoor entertaining area creating ease between indoor-outdoor living.

A second living area provides further retreat, showcasing another stunning sandstone feature wall, a slow combustion wood fire, and a large bookcase – perfect for relaxation and unwinding.

The spacious master bedroom is a true sanctuary, featuring French doors that open to the backyard, a walk-in wardrobe, and generous ensuite allowing for wheelchair access. The ensuite is elegantly appointed with neutral floor-to-ceiling tiles, a double basin vanity, a mirrored shaving cabinet, shower, bath,

5 3 4 2,621 m²

Price \$605,000 to \$610,000

Property Type Residential

Property ID 11385

Land Area 2,621 m²

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and toilet.

Bedrooms two, three, four, and five offer ample accommodation for a growing family. Bedroom two includes a built-in wardrobe and French doors, while bedroom four feature built-in wardrobe and a ceiling fan. The fifth bedroom is enhanced with its own ensuite, complete with a shower, vanity, and toilet.

Adding to the property's appeal is a practical granny flat, offering a spacious bedroom and a tidy ensuite with floor-to-ceiling tiles, a single basin, shower, and toilet – ideal for a teenage retreat, extended family or guests.

The main bathroom is centrally located with floor-to-ceiling tiles, a single basin vanity, mirrored shaving cabinet, shower, toilet, and charming claw foot tub. A functional laundry with built-in storage, a stainless steel wash trough, and rear access completes the interior.

The outdoor entertaining area is a true highlight, featuring Himalayan sandstone crazy pave, reclaimed timber supports from the old Sir Donald Bradman stadium in Adelaide, and a wood-fired pizza oven.

The well-fenced corner allotment provides excellent access from both the front and side. The property is further enhanced by a large inground pool, a substantial 10 x 8m* shed with three high clearance roller doors and a PA door, a concrete floor, power connected and plumbed with ablution and kitchenette. 2 large poly rainwater tanks complete with electric pump and established gardens surrounding the come with include established fruit orchard add to the practicality and appeal.

Additional Features

- Ducted reverse cycle air conditioning through the home allowing for temperature control in every season.
- 2 electric hot water systems
- Storage in hallway

The property is over two title allowing flexibility for the intending purchasers.

1 Samuel Street, Laura

Allotment 655

Title: 5458/350

Land Size: 1,310.8m²

3 Samuel Street, Laura

Allotment 25

Title: 5137/566

Land Size: 1,310.8m²

Total Land Size: 2,621.6m²

LGA: Northern Areas Council

Zoning: Neighbourhood

For Sale by Expression of Interest

Price Guide: \$690,000

RLA228106

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