

Just Listed



350 Beetaloo Valley Road, Beetaloo Valley



## Rural Living at its Finest

Set in the scenic Beetaloo Valley, 350 Beetaloo Valley Road offers a well maintained home on 13.19\* acres.

The home is designed for comfortable family living, with a practical floorplan and multiple living areas. The master bedroom is positioned at the front, featuring a walk-in robe and ensuite with shower, vanity, heated towel rail and toilet.

The centre of the home opens into a combined kitchen, dining and living area, equipped with a reverse cycle split system. The blackwood kitchen includes a walk-in pantry, electric cooktop, wall oven and dishwasher.

A separate lounge provides a second living area and includes a combustion wood heater, making it a comfortable space during the cooler months.

Two additional bedrooms are located toward the rear of the home, both well-sized and fitted with ceiling fans and carpet. The main bathroom services includes a shower, bath, vanity and toilet. Directly across is the laundry with large built in cupboard and stainless steel wash trough.

The property is well set up for efficiency and self-sufficiency, featuring a 6kW solar system, full insulation throughout the home, and ample rainwater storage including 2 x 22,500L\*, 2 x 19,000L\* tanks, plus an additional 22,500L\* tank for

 3  2  4  13.19 ac

**Price** \$870,000 to \$895,000

**Property Type** Residential

**Property ID** 12261

**Land Area** 13.19 ac

### Agent Details

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James Wardle - 0407 362 105

### Office Details

Crystal Brook

50 Bowman Street Crystal Brook, SA,  
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firefighting purposes.

Shedding is a key feature of the property.

- The main shed measures approximately 14m x 12m\* with 4m\* clearance and includes a hoist, concrete floor, power, water, lighting and triple sliding doors, ideal for storing larger vehicles, a caravan or boat.
- 12m x 7.8m\* shed offers a concrete floor, power and a wood heater.

The land is suited to hobby farming, divided into four paddocks, with water troughs. Services include mains power, regular mail delivery and waste and recycling collection.

Outdoor living is well catered for, with an alfresco area overlooking established gardens, providing a practical space for entertaining or relaxing.

- Surrounding the home are established gardens that provide privacy and shelter, along with a wide range of productive fruit trees.

Conveniently located, the property is approximately 11 minutes\* from Crystal Brook, 13 minutes\* from Laura, and 24 minutes\* from Port Pirie, offering access to everyday services while maintaining a quiet rural setting.

RLA228106

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