

Just listed



18 Bride Street, Armagh



## UNIQUE COUNTRY LIVING AT ITS BEST – TWO HOMES UNDER ONE ROOF

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### Modern Dual-Living Residence on 2,100m<sup>2</sup> in the Heart of the Clare Valley

Set amongst majestic gum trees and embracing the timeless beauty of the Clare Valley, this exceptional modern property delivers an enviable country lifestyle with the rare advantage of **two fully self-contained homes under one roof**. Designed with comfort, flexibility, and energy efficiency in mind, this 5-star rated residence is ideal for extended families, guest accommodation, or generating additional income.

**Price** \$949,000  
**Property Type** Residential  
**Property ID** 12401

### Agent Details

Graeme Nield - 0428 848 915

### Office Details

Clare  
190 Main North Rd Clare, SA, 5453  
Australia  
08 8842 1154

### MAIN RESIDENCE – Spacious, Stylish & Filled With Light

- Four generous bedrooms
- Master suite with double-sided walk-through robe and private ensuite
- Beautifully appointed kitchen with floor-to-ceiling cabinetry, quality appliances, bulkhead ceilings & downlights
- Warm timber floorboards and high-quality window furnishings
- Reverse-cycle split system + combustion heater for year-round comfort
- Large windows throughout capturing sweeping rural views

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Real Estate

- Excellent storage including built-in robes and a large linen press

### **SELF-CONTAINED UNIT – Private, Versatile & Income-Ready**

- Under the main roof with its own separate entry
- Two spacious bedrooms with built-in robes
- Large kitchen and open-plan living area
- Cosy fireplace
- Perfect as a granny flat, guest retreat, or rental opportunity

### **OUTDOOR LIVING – Designed for Relaxation & Entertaining**

- Charming bull-nosed front verandah
- Stunning rear Stratco pergola with hardwood decking & modern outdoor blinds
- Beautifully terraced 2,100m<sup>2</sup> allotment at the end of a private no-through road
- Established, manicured gardens with vegetable patch, fruit trees & native plantings

### **PROPERTY IMPROVEMENTS & INFRASTRUCTURE**

- 15m x 6m Colorbond shed with concrete floor, three open bays & two roller doors
- Dedicated woodshed
- Approx. **130,000L rainwater storage** + filtration system
- Bore water supply
- **6.1kW solar system**
- **9kW backup generator**
- Reliable Telstra internet – ideal for remote work

### **PRIME LOCATION**

Just minutes from Clare township, with a preschool and high school conveniently located along the route. Enjoy the perfect blend of modern comfort, self-sufficiency, and breathtaking rural surroundings.

### **A RARE OPPORTUNITY**

This remarkable dual-living property offers unmatched versatility and a lifestyle that celebrates space, tranquillity, and contemporary country living. Whether you're seeking room for family, a private guest wing, or a valuable income stream, this home delivers it all.

\*Denotes Approximate

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