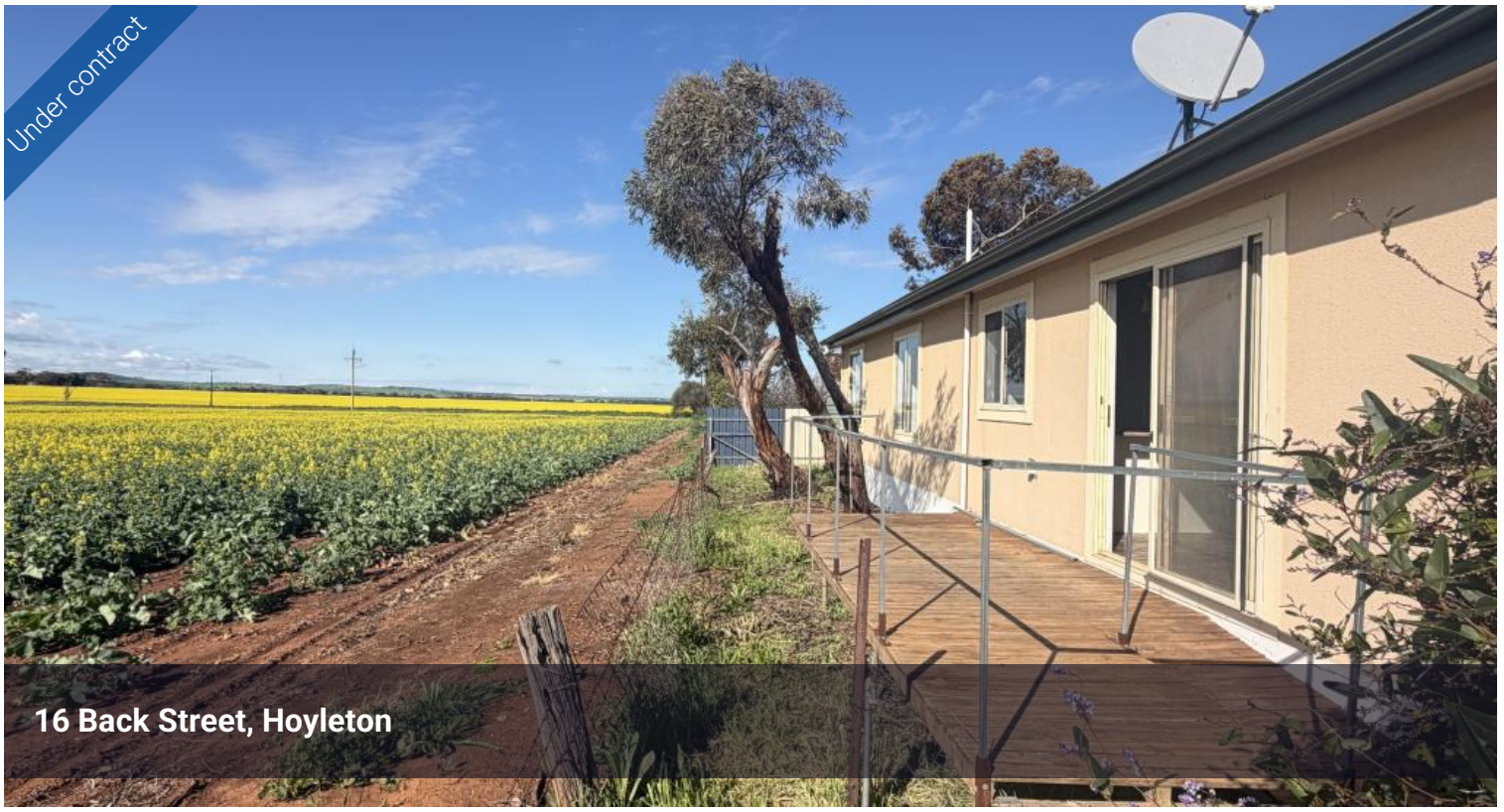








Charming Country Home on Expansive Dual Allotment

3 1 1,174m2

Enjoy the perfect balance of practicality, and rural charm in this 3-bedroom home, ideally positioned on a spacious double allotment in the peaceful township of Hoyleton. Boasting excellent shedding, sustainable infrastructure, and picturesque views across the Clare Hills, this property presents an outstanding opportunity for buyers seeking space, versatility, and a relaxed country lifestyle.

Inside, the home offers three comfortable bedrooms, two featuring built-in robes for convenient storage. The functional floorplan centres around an open plan living and dining area, complemented by a practical U-shaped kitchen with generous bench space and a pantry.

Character-filled slate flooring adds warmth throughout the main living areas, while split system air conditioning and gas heating provide year-round comfort.

Step outside and enjoy the tranquil surrounds from either the front or rear deck, both perfectly positioned to take in the elevated rural outlooks.

The bathroom features a spacious shower, with a separate toilet located nearby, while the practical laundry is conveniently positioned for everyday living.

Price	$299,000 - $315,000
Property Type	Residential
Property ID	12439
Land Area	1,174 m2
Floor Area	105 m2

Agent Details

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Office Details

Clare
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Australia
08 8842 1154

WARDLE Co. Real Estate

Designed with country living in mind, the property is exceptionally well equipped with an impressive 18m x 7.5m* shed complete with concrete flooring and power, providing outstanding space for vehicles, a workshop, storage, or hobbies.

Further improvements include a single carport, established vegetable patch, chook house, and an Envirocycle septic system.

Sustainability is another standout feature, with a 2.1kW* solar power system, solar hot water, three 22,500-litre* rainwater tanks, and the added convenience of mains water connection.

Whether you're looking for a family home, a lifestyle change, or a property with exceptional shedding and self-sufficient features, this versatile offering delivers the very best of country living in a peaceful and welcoming community.

CT: 5444 / 142

Zoned: Rural Settlement

Council: Wakefield regional Council

Rates: $1,216.80 p.a. (2025/2026)

1 hour & 30 minutes to Adelaide.

*Denotes Approximate

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.