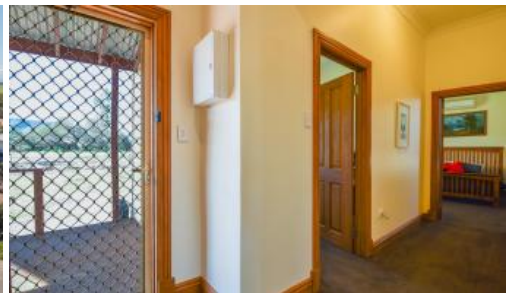




318 Scenic Drive, Napperby



Country Comfort & Room to Roam

Escape the hustle without sacrificing convenience, a lifestyle property that perfectly blends country charm with the freedom of space. Whether you're dreaming of a tree change, keeping horses or livestock, or simply enjoying room for the family to spread out, this well-equipped property offers the lifestyle you've been searching for, all within easy reach of the coast and the Southern Flinders.

Inside, the welcoming home is warm and inviting, featuring tiled floors through the entrance and hallway, leading to three comfortable bedrooms and a versatile study that could easily serve as a fourth bedroom. All bedrooms are complete with carpet flooring, ceiling fans and built-in robes, while the master also enjoys the comfort of a split system air conditioner.

The spacious U-shaped kitchen is designed with practicality in mind, offering generous bench space, ample storage and a breakfast bar that creates the perfect place to gather with family and friends. Flowing seamlessly from the kitchen is the expansive open plan living and dining area, complete with tiled and carpeted flooring, two ceiling fans, split system air conditioning and a slow combustion heater ensuring comfort through every season.

The bathroom caters for the whole family with:

4 1 6 5.00ac

Price \$680,000 - \$700,000

Property Type Residential

Property ID 12459

Land Area 5.00 ac

Agent Details

Angus Barnden - 0427 662 812

Sean Manfield - 0438 864 146

Office Details

Jamestown

70 Ayr St Jamestown, SA, 5491

Australia

08 8664 1599



- Corner shower
- Single vanity
- Relaxing spa bath
- Separate toilet

The renovated laundry has been tastefully updated with a timber laminate benchtop and stainless steel wash trough, adding both style and functionality.

Property Features:

- 3 generous bedrooms with built-in robes and ceiling fans
- Study or optional 4th bedroom
- Open plan kitchen, dining and living area
- Split system air conditioning & slow combustion heater
- Family bathroom with spa bath
- Updated laundry
- Full-length paved entertaining area
- Secure, fenced rear yard
- Pet enclosure
- Extensive rainwater storage

Outstanding Shedding:

- **7m x 12m shed**
 - 2 roller doors
 - Personal access door
 - Concrete floor & power
 - Front lean-to for additional undercover storage
- **7m x 15m shed**
 - 4 roller doors
 - Personal access door
 - Concrete floor & power

Previously set up for horses, the property also includes existing stables and watering points, making it ideal for horse enthusiasts, hobby farmers or those wanting room for a few animals.

Whether you're looking to embrace a relaxed country lifestyle, create the perfect home base for your horses, or simply enjoy wide open spaces with exceptional shedding, 318 Scenic Drive delivers an outstanding opportunity in a peaceful rural setting.

Pack the float, bring the animals, and start living the lifestyle you've always imagined. Properties offering this much versatility, space and country appeal are becoming increasingly difficult to find don't miss your chance to make this one your own.

Land Size: 5* acres

LGA: Port Pirie Regional Council

Zoned: Rural Living

CT5815/55

*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.