







Luxurious Living Amongst the Gumtrees

4 2 6 5,335m2

Presented to the market for the first time since its construction in 2016, this exceptional Sarah family home occupies an elevated position across approximately 5,335m², with sweeping 360-degree views across the surrounding Clare Valley landscape.

Thoughtfully designed and finished to a high standard, the home delivers an impressive sense of scale, quality and functionality, with generous living spaces extending seamlessly to expansive outdoor entertaining areas. From the moment you arrive, the elevated position and considered design create an immediate sense of space and privacy, while the surrounding landscape provides a spectacular backdrop to everyday living.

Set within the picturesque township of Armagh, this is a home designed for those who value space, comfort and a considered country lifestyle. Four generous bedrooms, a central three-way bathroom and expansive open-plan living create a practical yet refined layout, equally suited to family life or entertaining.

At the heart of the home, the generous kitchen anchors the main living space, while large windows and doors draw natural light throughout and frame the

Price	$925,000
Property Type	Residential
Property ID	12676
Land Area	5,335 m2

Agent Details

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elevated outlook. Beyond the living areas, the substantial undercover entertaining space provides the perfect setting to enjoy the changing seasons and uninterrupted views across the surrounding countryside.

The property continues to impress outdoors, with exceptional shedding and purpose-built spaces catering effortlessly to vehicles, storage, hobbies and entertaining. A dedicated 'Man Cave' offers an additional living and entertaining space, while the substantial four-bay shed, double carport and high-clearance caravan accommodation provide an enviable level of practicality.

Let’s walk you through the features:

- 2016-built Sarah home with double-glazed windows throughout
- Four generous double bedrooms, each with carpeting and ceiling fans
- Master suite with floor-to-ceiling built-in wardrobes and generous ensuite
- Modern three-way main bathroom
- Spacious open-plan living and dining area with abundant natural light and elevated views
- Generous kitchen featuring gas cooking, double sink, dishwasher and family-sized breakfast bar
- Wood combustion heater and reverse-cycle air conditioning
- Double sliding doors opening to the substantial front deck and outdoor entertaining area
- Separate 'man cave' providing an additional living and entertaining space, with one side fully insulated and the other fitted with awning windows for natural airflow
- Fully fenced house yard
- Extensive shedding, including a four-bay shed with secure lockable storage to the rear
- Additional double carport positioned conveniently beside the home
- High-clearance carport ideal for caravan or larger vehicle storage
- Approximately 65,000 litres of rainwater storage
- 32kW solar system with battery storage, complemented by mains power
- Envirocycle septic system
- Approximately 5,335m² across three allotments

This is a property where scale, position and functionality come together beautifully — offering a rare opportunity to secure a substantial family home in one of the Clare Valley’s most picturesque settings.

Please note the overlay is a guide only and should not be relied upon for accurate boundary location.

$925,000

Lauren Ferme

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