







Country Charm, Character & Plenty of Room to Tinker

3 1

A charming country cottage with a picket fence and established garden to match, this is the sort of home that feels welcoming from the moment you arrive. Lovingly cared for and full of character, the home offers three generous bedrooms, a comfortable lounge and plenty of original features throughout. Ideally suited to those looking for a simpler country lifestyle, with a beautiful established garden, useful shedding and plenty of space for hobbies, projects and a few toys tucked away.

Inside, the home combines practical living with plenty of old-fashioned country charm.

- 3 generous bedrooms with polished pine floorboards. Bedrooms 1 & 2 feature split-system air conditioning and ornate fireplaces, with Bedroom 2 also boasting a decorative ceiling rose, while Bedroom 1 has double french doors also opening onto the front verandah.
- Bathroom with tiled floor, shower, bath and single vanity, with a separate toilet.
- Lounge room with double French doors opening onto the front verandah, slow combustion heater and ceiling rose.
- Kitchen designed with plenty of room to cater, featuring a large 900mm gas cooktop, multifunction oven and rangehood, laminate benchtops and

Price	$415,000
Property Type	Residential
Property ID	12677

Agent Details

Angus Barnden - 0427 662 812

Office Details

Jamestown
70 Ayr St Jamestown, SA, 5491
Australia
08 8664 1599

WARDLE Co. Real Estate

ample cupboard storage, plus split-system air conditioning.
- Laundry with slate tiled flooring, hand basin and wash trough.

Step outside and the established garden really adds to the appeal, with mature plantings and plenty of greenery creating a private and welcoming setting around the home. There is room to potter in the garden, enjoy the outdoors or head down to the shed and get stuck into a project. For those looking for a country home with character and space to make it their own, this property offers plenty to work with.

Additional Features:

- Two solar systems 13kW*
- 30,000L rainwater storage plumbed to the home
- Established gardens and mature plantings
- Garden sheds
- Cellar
- Main shed 6m x 10m* with concrete floor, power and sliding doors

A home with character, an established garden, a shed with purpose and a lifestyle that doesn't need to be complicated.

Come for the charm, stay for the country lifestyle.

Land Size: 766.3 sqm*

LGA: District Council of Orroroo Carrieton

Zoned: Neighbourhood

CT5258/83

*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.