







A Refined Clare Valley Retreat with Timeless Character

4 3 4 3.00ac

Set on approximately three acres in the heart of the Clare Valley, this distinctive property presents an exceptional opportunity to embrace a peaceful country lifestyle surrounded by rolling hills, established native timbers and picturesque valley views.

Privately positioned within beautifully established grounds and just a one-minute walk* from the Clare Golf Club, the property combines timeless character, generous accommodation and an enviable sense of space, while remaining conveniently close to the heart of Clare.

The solid stone and Western Red Cedar residence showcases a wonderful blend of character and craftsmanship, with three generous double bedrooms complemented by leadlight colonial windows, brass light switches and quality fittings throughout.

A striking staircase leads from the lounge to the private master suite, complete with a balcony overlooking the established surrounds, ensuite, built-in robes and split-system air conditioning. Bedroom two also features built-in robes, while bedroom three enjoys direct access to a private courtyard. A versatile study area provides additional space for work or relaxation.

Price	$910,000
Property Type	Residential
Property ID	12700
Land Area	3.00 ac
Floor Area	154 m2

Agent Details

Graeme Nield - 0428 848 915
Lauren Ferme - 0466 072 288

Office Details

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

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The light-filled lounge and dining area provides a welcoming central living space, enhanced by both air conditioning and a combustion heater for year-round comfort. At the heart of the home, the beautifully renovated Blackwood timber kitchen combines timeless appeal with modern functionality, featuring stainless steel appliances and a distinctive leadlight window.

The main bathroom and laundry are thoughtfully appointed with floor-to-ceiling tiling, bath and shower facilities, complemented by a separate toilet.

Adding to the appeal, the fully self-contained one-bedroom accommodation provides exceptional versatility for guests, extended family, a teenage retreat or potential income. Complete with its own bathroom, additional toilet, lounge, two-person sauna, storage room and dual-purpose laundry, this private space offers a level of flexibility rarely found in such a lifestyle property.

Outside, the established grounds create a tranquil country setting, with approximately 80 olive trees*, generous entertaining areas, a fire pit area and extensive shedding and storage. A double carport and double garage provide secure vehicle accommodation, while rainwater is plumbed directly to the home.

Enjoying a privileged Clare Valley position just minutes from the township and surrounded by the region's renowned vineyards, cellar doors, dining and recreational attractions, this is a property that offers both lifestyle and opportunity.

A truly special Clare Valley holding, where character, privacy and established country living come together in an exceptional setting

*Denotes Approximate

RLA228106

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