







EQUINELY DIVINE COUNTRY LIVING

3 2 10 2.36ha

Hold your horses! You've got to see this!

If you've been dreaming of a country lifestyle with room to roam, space for your horses and a property that offers so much more than meets the eye, saddle up and prepare to be impressed by this exceptional rural living opportunity at 97 Fairfield Road, Kadina.

Set across an expansive 2.36 hectares* (approximately 5.8 acres*), this impressive property combines the comforts of a quality-built family home with an incredible range of established equestrian facilities, extensive shedding, and picturesque rural surrounds, all just moments from the heart of Kadina.

Built by Country Living Homes, the steel-frame home offers three well-appointed bedrooms, each enjoying beautiful views across the surrounding gardens. The master suite is a standout, complete with a stylish ensuite bathroom and walk-in robe, while the remaining bedrooms are serviced by a spacious main bathroom featuring a bathtub, shower, and vanity, alongside a separate toilet and dedicated laundry.

At the heart of the home, the open-plan living area brings the lounge, dining, and kitchen together to create a welcoming space for everyday living. The kitchen is equipped with an electric oven and cooktop, dishwasher, and a

Price	$975,000
Property Type	Residential
Property ID	12727
Land Area	2.36 ha

Inspection Times

Sat 21 Nov, 11:50 AM - 12:20 PM

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handy walk-in pantry, while a slow combustion heater and split-system air conditioner ensure year-round comfort.

Step outside, however, and you'll soon discover where this property truly comes into its own.

A mammoth 17.5m x 6.6m* paved outdoor entertaining area provides an incredible setting for family gatherings, weekend barbecues and long afternoons soaking up the peaceful rural outlook. Complimenting this is the charming country-style front verandah, the perfect place to enjoy your morning coffee while overlooking the spacious grounds and taking in the serenity of your own slice of the countryside.

Now, let's talk horses!

Designed with horse lovers firmly in mind, the established equestrian facilities are sure to get your heart racing. A substantial 60m x 20m* horse arena provides plenty of room to train, ride and refine your skills, while established stables, horse facilities and storage sheds make caring for your four-legged companions a whole lot easier.

Need somewhere to park the horse float, store the tractor, or tuck away the boat? The impressive 18m x 9m* shed, complete with generous height clearance, has you covered.

And just when you thought there couldn't possibly be more, there's another substantial 12m x 7.6m* shed with an attached 7 x 7m* carport apron, delivering an abundance of additional space for machinery, equipment, vehicles, hobbies or workshop pursuits. Whether you're an avid horse enthusiast, a tradie needing room to move or simply someone who appreciates having space for everything, the possibilities here are extensive.

The practical extras continue with an abundance of rainwater storage, offering the potential to live independently of mains water, with a remote water supply also available should it be required. A substantial 12kW solar system adds another valuable benefit, helping to improve the property's energy efficiency.

Of course, you don't have to be a horse lover to fall for this property. Spanning an expansive 2.36 hectares* (approximately 5.8 acres*), and zoned Rural Living, the allotment offers not only the freedom and flexibility to embrace a range of rural lifestyle pursuits, but also potential subdivision opportunities, subject to the necessary council consents and approvals. Whether you're seeking room for hobbies, additional storage, space for the family or exploring the property's future development potential, this is an opportunity that offers plenty of possibilities.

Opportunities like this are rarely found so close to Kadina. Here, you can enjoy the feeling of being a million miles from civilisation while remaining conveniently close to the shops, schools, services, and coastal attractions that make the Copper Coast such a fantastic place to call home.

So, are you ready to rein in the rural lifestyle you've always wanted?

With an impressive residence, established equestrian facilities, exceptional shedding and 2.36 hectares* of opportunity, 97 Fairfield Road, Kadina is one property that deserves a place at the top of your must-see list.

This is one opportunity you'll be chomping at the bit to see!

Book your inspection of this spectacular property today!

*Denotes approximate

RLA228106

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