







LIVE THE DREAM - PEACEFUL, PRIVATE & PICTURESQUE

4 2 6 1.23ha

Set on approximately 1.23 hectares* (3.03 acres*), this beautifully presented lifestyle property offers the perfect combination of peaceful country living and town convenience. property provides a wonderful private retreat surrounded by established gum trees, picturesque gardens and an abundance of birdlife, all just minutes from the Kadina CBD. If you have been dreaming of escaping the hustle and bustle without sacrificing the convenience of town living, then this magnificent lifestyle property could be exactly what you have been searching for.

This impressive property offers privacy, space and the opportunity to enjoy stunning sunrises and sunsets, all within approximately 2.5km* of the Kadina CBD. The beautiful beaches of Wallaroo are only around 15 minutes away*, with Moonta Bay and Port Hughes approximately 25 minutes away.

Built in 2012, this beautifully presented home offers four bedrooms, with the master featuring built-in robes, ensuite and lovely garden views. The home also includes a spacious formal lounge and parents' retreat, modern kitchen with gas cooktop, electric oven, dishwasher and ample cupboard space, overlooking the generous open-plan family and dining area. Other features include 2.7m ceilings, ducted reverse-cycle air conditioning throughout, quality

Price	$1,250,000
Property Type	Residential
Property ID	12728
Land Area	1.23 ha

Agent Details

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WARDLE Co. Real Estate

furnishings, main bathroom, separate toilet and laundry with external access.

Step outside and you will discover what makes this property so special. The impressive 11.5m x 4.6m* undercover entertaining area, complete with roll-down blinds, provides the perfect setting to entertain family and friends or simply sit back and enjoy the tranquillity of your surroundings.

For those who love their shedding, this property certainly delivers! A 15m x 6m* lock-up shed incorporates a workshop and games room/man cave, complete with slow combustion heater and air conditioning. There is also an adjoining 15m x 6m carport, high-clearance caravan or boat storage measuring approximately 8.7m x 4.2m x 3.5m* high, plus additional shedding for all the tools and toys.

The established grounds offer something for everyone, including a rustic hut/hideaway, vegetable garden, chook run, enclosed grassed dog yard, automated watering system and inviting campfire areas where you can sit around the fire, enjoy the stars and solve the world's problems.

Adding to the appeal is a 5.2kW* solar system with 13.5kWh* battery storage, approximately 45,000 litres* of rainwater storage and 22,500 litres* of mains water, including water plumbed to the home, restricted mains water supply and gas hot water system.

This is more than just a home – it's a lifestyle. Whether you are looking to raise a family with room to move, enjoy a peaceful retirement, accommodate the caravan and boat or simply escape to your own private country retreat, this property offers an outstanding opportunity.

Situated on the outskirts of Kadina in the thriving Copper Coast region, this is country living with all the conveniences of town just minutes away.

Live the dream, enjoy the serenity and make this beautiful property your own.

For further information or to arrange a private inspection, contact Brenton Brind at Wardle Co Real Estate.

*Denotes approximate

RLA228106

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