







Country lifestyle awaiting!

4 2 8 2.33ac

'The Gums'

This stunning stone villa was built c1920's and has undergone significant renovations and extensions over the years. The home is positioned on the top of the Huddleston road hill with elevated views of the surrounding farming land. Nestled on approximately 2.33 acres in a quiet location and only 2 kilometres from the main street in 'Crystal Brook' this property certainly enjoys the best of both worlds. A truly a peaceful tranquil and scenic setting with room for the family to enjoy outdoor activities. Some of the wonderful features of the home are listed below:

- 4 bedrooms, 2 bathrooms & 2 living areas
- Master bedroom with WIR/dressing room and ensuite
- 2 modern bathrooms
- 3rd toilet outside with glass door to enjoy the views
- Ducted evaporative air-conditioning
- 2 reverse cycle split systems (main lounge and master bedroom)
- Fittings for gas heaters

Price	SOLD
Property Type	Residential
Property ID	4598
Land Area	2.33 ac

Agent Details

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Office Details

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WARDLE Co. Real Estate

- Centrally located wood fire combustion heater
- Stunning ornate pressed tin ceilings in the original part of the home
- Extensive leadlight features throughout

Outside will not disappoint including:

- Large paved outdoor entertaining area 12m x 6m* with zip track blinds
- Utility room and cold room (cold room not used in 15+ years)
- Detached teenagers' retreat/gym/spare bedroom 4m x 6m* with separate storage room 4m x 3m* being (4m x 9m* overall)
- 2 carports (one suitable for a large caravan 4m x 9m*)
- Large shed 6m x 9m* with separate workshop 6m x 6m* (6m x 15m* overall)
- Fire pit

Connections include:

- 5 Kw* solar system with 44c govt feed in tariff until 2027 (+ providers feed in tariff)
- Rainwater tanks 100,000 litres* (22,000 gallons*)
- Mains water connected

Scenic views over the surrounding cropping land with no neighbours in sight. School bus for Gladstone High passes the front gate with Crystal Brook Primary School only 1.6 kms away.

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

*Denotes Approximate

CT5461/301

Land Size – 2.3 acres*

Council Rates 21/22 –$2,113.40

Zone – Rural

LGA – Port Pirie

RLA228106

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