







UNIQUE IN NELSHABY

3 2 11 2.80ac

* AVAILABLE AGAIN AFTER FAILED CONTRACT*

Beautifully situated on the doorstep of the Flinders Ranges providing easy access to the amenities of Port Pirie plus tourist activities in the Mid North including walking trails, wineries, breweries and fishing in the Spencer Gulf just to name a few.

Eco Advantages:

• Solar system (5kw with 20 panels).

• Diesel back-up generator

• Quality Earthwool insulation.

• 7 Rainwater tanks hold over 175,000L. Services the House and Garden & Interchangeable with mains water.

• Kitchen tap is filtered for drinking rainwater.

• Energy saving LED down lights, inside and out.

• 2.8 Acreage, includes cleared land to grow and farm. An advantage of a slight downward slope for watering flow.

• Ozzi Kleen sewerage with indoor alarm. 100% aerobic.

Price	SOLD
Property Type	Residential
Property ID	9026
Land Area	2.80 ac

Agent Details

Sean Manfield - 0438 864 146

Office Details

Port Pirie
90 Florence Street Port Pirie, SA, 5540 Australia
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WARDLE Co. Real Estate

Property Features:

• Steel Frame Home.

• Deep 4m Verandah.

• LPG Gas Cylinders, Instant hot water and Cooktop.

• Split System Air Conditioners (x 3) for cooling and heating.

• High 3m Ceilings.

• Plenty of Windows to capture natural light.

• New, Blockout Curtains.

• Enormous Shed, 18m x 13m with 5 bays and partial insulation. Matching Colorbond with the house.

• Trees line the scenic Driveway with Jacarandas close to the Raised Garden Beds - ready to plant herbs and vegetables.

• Nearby, Water tap with hose. Along with outdoor Power supply to service garden & land.

• Established Fruit trees includes;

Orange, Nectarine, Peach, Plum, Loquat, and Figs.

Downstairs - Open Plan Living with Italian ceramic floor tiles.

• Spacious Kitchen with Euro Appliances.

- Gas Cooktop and New Multifunction Oven.

- Generous Bench spaces and ample Storage with double Cupboard Pantry.

- Large Kitchen Island with Breakfast Bar seating.

• Flexible space for Lounge, Dining and Family/Rumpus areas.

• Two large Bedrooms on ground floor.

• Bathroom includes Bathtub & large Shower with a luxury Raindrop Shower head. Tiled floor to ceiling.

• Separate rooms for Laundry and Toilet.

• Large Walk-in storage under the stairs with door.

Upstairs - is an enormous Bedroom retreat.

• Enough space to divide and create multiple new rooms!

• High-end Bathroom with;

- 2 person Spa Bath with tranquil water vista.

- Frameless Glass Shower with luxurious Raindrop Shower head.

- Floor to ceiling tiles.

• Majestic panoramas of the Spencer Gulf and Southern Flinders Ranges greet you as you step onto an expansive tiled Balcony. At 4m deep it entirely wraps around 2 sides of the home.

A diamond waiting to be polished. Make this established property - with room to design & grow your home today.

* PRICE REDUCTION*

Call Sean today for your private inspection.

RLA228106

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