







Serenity in Style: Acreage Living at Its Modern Best

Nested in the breathtaking Flinders Ranges, just 7 kilometers* south of Melrose, this meticulously crafted Sarah-built home offers a perfect blend of modern living and rural serenity. Built in 2002, the home boasts hardwood Jarrah floors in the living areas and hall, adding character and elegance. With three spacious bedrooms and two well-appointed bathrooms, there is ample space for the whole family.

The home features extended verandahs and decking, seamlessly transitioning between indoor and outdoor living. Enjoy your morning coffee while taking in the fresh country air or host gatherings with family and friends in this picturesque setting.

The heart of the home features a stunning kitchen with Jarrah benchtops, a gas cooktop, an under-bench oven, double stainless steel sink and dishwasher. The spacious living and dining area provides the perfect space for social gatherings.

Retreat to the generous master bedroom with a walk-in robe and ensuite for a private oasis. All bedrooms are spacious & warm, all featuring carpet floors, ceiling fans and large picture windows. The second bedroom also features a large built-in robe.

3 2 84.00ac

Price	SOLD for $910,000
Property Type	Residential
Property ID	9523
Land Area	84.00 ac

Agent Details

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Office Details

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WARDLE Co. Real Estate

Stay self-sufficient with 163,000 litres* of rainwater and a stock dam for a reliable water supply. Contribute to sustainability with a 4-kilowatt solar system, split system air conditioning, and a combustion wood heater in the living area. Stay connected with high-speed satellite NBN for all your connectivity needs.

Explore 84 acres* of land, ideal for kids to explore or for grazing sheep and horses. With a producing 41 tree cherry orchard, accompanied by various other fruit trees, allowing you to indulge in the taste of fresh, home-grown produce or make a little side income.

The property boasts ample shedding, including a 50 x 20-foot* shed with an office and cool room, as well as a workshop with a high-clearance caravan bay attached. Whether you're looking for extra storage space or a place to pursue your hobbies, this property has it all.

Experience the best of country living in the Flinders Ranges, surrounded by nature and near the picturesque town of Melrose, situated at the base of Mount Remarkable. Renowned for its stunning walking trails and bike riding, offering endless opportunities for outdoor enthusiasts.

Don't miss the chance to make this lifestyle property your own.

Contact us today to arrange a private viewing and start your idyllic life in the Flinders Ranges!

Features Summary:

- 3 Bedrooms including generous master with walk in robe and ensuite. Bedrooms come complete with carpet floors, ceiling fans and large picture windows. The second bedroom also features a large built-in robe.
- 2 Bathrooms including a 3-stage main bathroom with shower, bath, separate vanity, and separate toilet. The ensuite includes vanity, shower and toilet.
- Open plan living featuring a generous lounge area with large south facing windows, spacious dining area with access to the rear deck.
- Large country style kitchen with Jarrah benchtops, gas cooktop, under bench oven, double stainless steel sink and dishwasher.
- Jarrah floors throughout the living areas and hall.
- Laundry with built in storage, stainless steel wash trough and access to the rear deck.
- Large three door linen cupboard accessed from the hallway.
- 163,000 litres* of rainwater and a stock dam for a reliable water supply.
- 4-kilowatt solar system,
- Temperature control helped with 2 reverse cycle split system and a combustion wood heater in the living area.
- High-speed satellite NBN.
- Large outdoor deck with a sizable built in timber table ideal for entertaining the guests or simply sitting around enjoying a barbeque

- Set on 84 acres* of land
- Established garden with various fruit trees including 41 tree cherry orchard.
- Ample shedding including a workshop with a high-clearance caravan bay, 50’ x 20’* shed containing an office and cool room
- Gas Hot water

Inspections by appointment only

2023/24 Council Rates: $1,768.60

Land Size: 84.4 Acres*

RLA228106

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