







Secluded Stone Home on 3.34 Acres*

3 1 2 1.35ha

This property offers a unique opportunity to own a charming stone home with stunning elevated views over the Rocky River reserve.

The property features a spacious lounge at the front of the home with an open fire, ornate mantle and carpet floors. Three large bedrooms with polished timber floors, the first improved with a built in wardrobe and the third with an open fire and ornate mantle.

To the rear of the home is the well-equipped eat in kitchen with gas stove, double stainless steel sink and glass sliding door to the verandah. The laundry has a stainless steel wash trough and doubles as a pantry. The tiled bathroom is complete with a modern vanity, shower, bath and separate toilet.

The home is full of classic character features such as open fireplaces, polished timber floors, and ornate ceilings.

Outside, the property includes a return verandah surrounding the home, a separate stone building being the old kitchen that can serve as a workshop or studio.

Additional Features:

- Beautifully established garden with native plants.
- 45,000L* rainwater storage with rainwater plumbed to home.

Price	SOLD for $370,000
Property Type	Residential
Property ID	9767
Land Area	1.35 ha

Agent Details

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Office Details

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WARDLE Co. Real Estate

- 5.3 x 3.7m* car shed with 4.4m wide lean to (includes lockable room)
- 8 x 8m* timber barn
- Wood shed
- Gas hot water

Situated off Horrocks Highway approximately 2.8km* from Stone Hut and 6.3km* from the Wirrabara township, this property offers a peaceful and secluded lifestyle surrounded by natural beauty.

Land Size: 3.34ac|1.352ha
Council Rates 2023/24: $895.30* per annum
Waste Management 2023/24: $194.00* per annum
Zoning: Rural
Council: District Council of Mount Remarkable
CT: 5339/906

Local Attractions:
Wirrabara Forest - Explore the diverse flora and fauna of the Wirrabara Forest, which offers walking trails, picnic areas, and stunning views.
Mambray Creek - Enjoy swimming, fishing, and picnicking at Mambray Creek, a popular spot for outdoor activities.
Melrose - Visit the historic town of Melrose, known as the gateway to the Flinders Ranges, where you can hike Mount Remarkable or explore the local shops and cafes.
Rocky River Reserve - Discover the beauty of the Rocky River Reserve, with its large river gums and all-year running springs, perfect for nature lovers and hikers.
Wirrabara Producers Market - Shop for fresh produce, local crafts, and homemade goods at the market, held regularly in the area.

Disclaimer: Water is only supplied to the property via the rainwater tanks, no rights to any other water supply.

* Denotes Approximate

RLA228106

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