

Sold



25 Horrocks Hwy, Stone Hut



## A home among the gum trees

Welcome to your new peaceful lifestyle right in the heart of Stone Hut with a short drive to the towns of Laura and Wirrabara. You will enjoy beautiful mountain views from the large front deck and your own garden design from the rear deck.

This home built in 2009 by Selecta Homes, offers comfortable country living with sustainable living in mind. Enjoy the fresh air knowing your electricity is covered by 16 solar panels and wastewater is recycled to the garden. There are also many rainwater tanks with two large tanks plumbed to the house via an electric pump. The current owner has never had to purchase water or pay for power!

The lounge room features a slow combustion fire for the winter and split system air conditioner for the summer. With an open planned kitchen/dining/living area, there is plenty of space. The kitchen offers a double door pantry, twin tub sink, dishwasher, cooktop and oven, with room for a fridge and freezer.

With large built-in wardrobes in all 3 bedrooms, plus a closet and linen press, there is plenty of storage for the whole family. Carpet covers all bedrooms and the lounge for year-round comfort.

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**Price** SOLD for \$370,000

**Property Type** Residential

**Property ID** 9774

### Agent Details

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The bathroom has tiled floors, with a single vanity shower and seperate toilet adjoining the laundry which also has tiled floors and a stainless steel wash trough.

Two lockable roller doors will give you secure access to the enclosed carport attached to the house and main shed. The shed has a concrete floor and power for those DIY projects. Attached to the backyard is an additional woodshed for easy access during those winter days.

The property sits on three generous allotments, with plenty of room to move or to start your own hobby farm. The boundary is fully fenced cyclone wire, with an internal fully enclosed steel fence backyard for privacy. This would be ideal for livestock rearing or nature lovers with all the facilities needed to start your country lifestyle.

#### Local Attractions:

Stone Hut Bakery – sample a wide variety of bakery goods just a short walk from your front door.

Wirrabara Forrest – diverse flora and fauna, with walking trails, picnic areas and stunning views.

Wirrabara Producers Market – shop for fresh produce, local crafts, and homemade goods.

Visit the historic town of Melrose, known as the gateway to the Flinders Ranges.

Laura – visit the beautiful garden town with impressive wide streets. With a post office, hospital, caravan park, playground, hardware store and many other country shops, this town has a lot to offer, including hosting the annual Laura Fair.

#### Additional Features:

- Electric Hot water system

Land Size: 6,023 sqm approx.

LGA: Northern Areas Council

Zoned: Township

Council Rates: TBC

CT5978/722 & 723

RLA228106

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