

**10 Ironstone Range Road, Nairne, SA 5252**



**House For Sale**

Tuesday, 21 November 2023

10 Ironstone Range Road, Nairne, SA 5252

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 14**

**Area: 2 m2**

**Type: House**



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## Contact Agent

Best Offers By 5pm on Wednesday the 6th of December 2023 (Unless Sold Prior) It certainly isn't often for a home with such class and seclusion to become available. Nestled privately on a 5.11 acre parcel of flat, usable land, this magnificent property set just on the outskirts of Nairne offers the perfect blend of rural charm and modern conveniences. A perfect hobby farm setup or serene family retreat, this steel frame residence boasts over 240m<sup>2</sup> of internal living space, accompanied by the extensive outdoor entertaining area with an outdoor kitchen and enormous, industrial-grade shedding. This property provides a rare opportunity to embrace a peaceful lifestyle, while still enjoying the comforts of a spacious and well-appointed home. As you enter through the gated front entrance, the property unveils a beautifully landscaped frontage, complete with a practical turnaround driveway and a welcoming front porch. The interior of the home exudes a warm and inviting atmosphere, beginning with a wide entrance that leads into an expansive open-plan living, dining, and kitchen area. The kitchen, featuring a waterfall island bench top with breakfast bar and a substantial walk-in pantry, is perfectly suited for both everyday living and entertaining. The layout of the house has been thoughtfully designed to provide a harmonious balance between shared living spaces and private retreats, ensuring comfort and functionality for all. This quality home offers but is not limited to:

- Wide entrance and wide hallways
- Ducted reverse cycle air conditioning
- Split system air conditioner in second living room
- Open-plan family, dining and kitchen area overlooking the outdoor entertaining with incredible views of the Mount Barker summit
- Family size two-tone kitchen with 5 burner gas stove, 900mm oven, large island bench with caesarstone waterfall bench tops
- Breakfast bar and a huge walk-in pantry
- Master suite on the left wing, including an ensuite with floor to ceiling tiles, Caesarstone bench tops, and a walk-in robe
- Large second living room with a split-system air conditioner
- Study with a cavity door using space efficiently, built-in desks, drawers, and overhead cupboard space
- Bedroom 2 with tiled flooring, ideal for a guest room or additional living space
- Bedroom 3 & 5 with built-in wardrobes packed with storage
- Bedroom 4 with built-in wardrobes and a study nook
- Main bathroom with floor-to-ceiling tiles, extra-large bathtub, caesarstone bench tops, a separate toilet and powder room, and shower with niche for storage.
- Laundry room with extensive bench space and loads of storage

External Features Include:

- The house is oriented for a clear and direct view of the Mount Barker Summit
- Extensive skillion roofed entertaining area with cafe blinds, built-in BBQ and sink
- Industrial-grade 17m x 13.9m shed/workshop separated into 3 sections with a large 17m x 5.7m carport, and multiple roller doors for easy access with additional storage yard and utility shed
- Large double garage with a concrete floor
- Chook yard and large, productive raised veggie patches
- Ample space for heavy vehicles, machinery, race car trailers and boats.
- Over 60,000 litres of rainwater storage
- Cubby house and sandpit
- Mains water & mains power
- Instant gas hot water system
- Fire hose

Complete with all the necessities for comfortable and sustainable living, this exceptional property offers a unique opportunity to enjoy a luxurious, family home in a tranquil setting with minimal neighbouring properties. You're only a few minutes from the historic township of Nairne, offering excellent amenities such as Pallet Cafe, Nairne Corner Takeaway, The District Hotel, Klose's Foodland, Gym, Cellarbrations, and so much more. 15 Minutes to the centre of Mount Barker and an easy 45-minute commute to the City of Adelaide. 10 Ironstone Range Road, Nairne presents an unparalleled opportunity whether you're looking for space to grow, a peaceful retreat, or the perfect place to entertain. An inspection is the only way to appreciate the full package on offer.

Specifications: CT | 6077/748 Council | Mount Barker Built | 2018 Builder | Weeks Homes Land | 2.07ha Council Rates | \$826pq approx. For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Therefore, interested parties should make their own inquiries and obtain their own legal advice.