

**126 Carleton Road, Sunlands, SA 5322**



**Lifestyle For Sale**

Tuesday, 19 March 2024

126 Carleton Road, Sunlands, SA 5322

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Type: Lifestyle**



Sharon Powardy  
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**\$390,000**

Nestled on 2.66 acres, lies this charming double-brick residence boasting 2 bedrooms and 2 bathrooms, conveniently located just a 15-minute drive from Waikerie Township. Embraced by a small orange orchard, this property offers a unique opportunity to enhance your income, with the current crop included in the sale. Key features include:

- Two generously proportioned bedrooms with built-in robes.
- Expansive master bedroom featuring a spacious ensuite.
- Second bathroom and separate toilet for added convenience.
- Well-appointed kitchen with adjoining meals area.
- Kitchen equipped with a wall oven, electric cooktop, ample storage in both under bench and overhead cupboards, and an island bench.
- Climate control provided by two split-system air conditioners and a gas heater.
- Rainwater plumbed throughout the house.
- Solar system in place.
- 5 bay shed with power, concrete flooring and toilet
- Approximately 2.5 acres dedicated to early navels.
- Assortment of deciduous fruit trees.
- 10 megalitres of irrigation delivery rights.

For those yearning for a tranquil country lifestyle, complete with the joys of tending to chooks and cultivating your own vegetables and fruits, this property offers an ideal setting. Additionally, it's just a short drive to Waikerie Golf and Country Club and an 8-minute drive to the nearest boat ramp, ensuring leisure activities are always within easy reach. If this sounds like the perfect property you've been searching for, don't hesitate to contact Sharon today at 0403 585 792. RLA: 315295

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