

**1314 Torrens Valley Road, Birdwood, SA 5234**

**House For Sale**

Thursday, 9 May 2024



1314 Torrens Valley Road, Birdwood, SA 5234

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Nicole Walker  
0413498021



Desiree Ebert  
0439043294

## **\$1,050,000 - \$1,100,000**

Welcome to your dream countryside retreat! Nestled on a sprawling 5-acre allotment, this stunning home combines the tranquility of rural living with the conveniences of modern design. As you step inside, you'll be greeted by an atmosphere of warm hospitality and an invitation to explore what could soon be your new family haven. Internally, the home boasts a host of luxurious features designed for comfort and functionality. The large master bedroom serves as a serene escape, complete with a ceiling fan, an expansive walk-in robe, and an ensuite featuring a spa bath—perfect for unwinding after a long day. Bedrooms 3 and 4 are equipped with practical built-in robes, catering to family and guests alike. The residence is climatized throughout with evaporative air conditioning and two slow combustion heaters located in the family room and the open plan living and dining area, ensuring comfort regardless of the season. For entertainment and leisure, the games room is an ideal spot, enhanced with a wall-mounted reverse cycle air conditioner. The heart of the home, the kitchen, has been thoughtfully renovated with a modern, neutral color palette and is fitted with a 600mm oven, electric cooktop, a Bosch dishwasher, and elegant granite benchtops.

**Internal Features:**

- Open plan living
- Beautiful granite kitchen bench tops
- Electric cooking and WIP
- Combustion heater x 2 (gas and log)
- Evaporative Air-conditioning and downlights throughout
- Main bedroom with large WIR and ceiling fan (BIR in bedrooms 3 and 4)
- Large ensuite with spa
- Bathroom 2 with separate toilet and vanity
- Laundry with built-in cupboards and bench
- Large games room with double French doors either end and R/C air conditioning

Stepping outside, the property's external features are just as impressive and designed to cater to a variety of outdoor activities and storage needs. The home includes a 2-car carport and not one, but two large garages/work sheds measuring 12.1m x 6.0m and 5.3m x 5.9m respectively, perfect for vehicles, tools, or hobby spaces. For those who enjoy outdoor entertaining, the pitched roof entertaining area and the quaint fernery offer delightful spaces for gatherings, while the wrap-around verandah provides a panoramic view of the stunning landscape. The property also includes 6 paddocks with water supply to all and 2 stables with day yards making it suitable for all livestock animals, including horses.

**External Features:**

- 6 paddocks with water supply to all
- 2 x stables with day yards
- 12.1 x 6.0m garage/work shed with concrete floor/power and water
- 5.3 x 5.9m garage/work shed with concrete floor and power
- Pitched roof double carport 5.5 x 6.1m
- Pitched roof pergola for entertaining
- Beautiful fernery with pond
- Fully enclosed yard for children/pets with lawn
- Cubby house
- Chicken coop
- Good fencing - cyclone fencing on outer boundary
- Approx 45,000L RW plumbed to home

This property offers a perfect blend of spacious indoor living with expansive and versatile outdoor facilities, all set in a peaceful country setting. It truly is a remarkable opportunity for those looking to embrace a lifestyle of comfort and rural charm. Birdwood is a pleasant 1 hour commute from the CBD and a 35 minute drive to either TTP or Mt Barker for extra municipal services and shopping. It offers a thriving local community that is welcoming and inclusive and perfect for a new family to create their own unique lifestyle - call Ryan Keatley to arrange an inspection now. 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). Interested parties should make their own inquiries and obtain their own legal advice.