

# 142 YARANDALE ROAD, Lipson, SA 5607



## Lifestyle For Sale

Monday, 29 January 2024

142 YARANDALE ROAD, Lipson, SA 5607

**Bedrooms: 3**

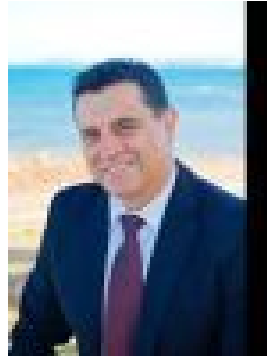
**Bathrooms: 1**

**Parkings: 2**

**Type: Lifestyle**



Tina Wells-Smith



Wayne Wells

0429141166

**PRICE RANGE \$415,000 to \$445,000**

A fantastic property - Classic Stone Home with beautiful scenery, peace and tranquillity all yours to enjoy. You will love the fantastic Sheoak bushland and captivating views of the valley, plains and sea. Just perfect for horse or bike riding trails, picnics and bush walking. The Solid Home consists of a central hall way with two large bedrooms either side that lead into a traditional lounge room with a huge wood combustion heater then a dining room with a servery hatch to the kitchen. An entrance way leads to the third bedroom and a utility area then to the galley style kitchen which has a gas hotplates and built-in wall oven. The galley kitchen looks out onto the unique second living area which has interesting wood features plus an old Metters wood stove to use as a stove or as heating. This area is expansive and runs the whole width of the rear of the home. It has the laundry situated here plus a small second kitchen and a separate toilet. Highlight of this area are the huge barn style doors which on a summers evening you could open up and enjoy inside/outside living. This opens up to a undercover paved area. A large centrally located main bathroom with a bath, separate glass shower cubicle and vanity unit. The layout of the home could lead to a number of different configurations. There are numerous sheds on the property which is fenced with fabricated and electric wire. The property can be accessed from two entrances. Mains water is connected plus two rainwater tanks and towards the front of the property a dam. Catch your own yabbies!! Gardens are of low maintenance with plenty of established plants. Your very own orchard Apples, Pears, Apricots, Lime, Lemon, Mandarin, Bay leaf, Cherries, Quince, Blackberry, Raspberry, Boysenberry, Pomegranates, Avocado, Mulberry, plus Grapes and Passionfruit. And an assortment of herbs and vegetables in the greenhouse. Behind the home is your own forest of beautiful native trees that run all the way to the top of the hill and adjoins the Stone Hill Reserve. It is very much is nature at its best. We look forward to showing you this property, in person or Facetime can be also arranged. Please contact Selling Agents, Wayne Wells 0429141166 and or Tina Wells-Smith 0400205821 District Council of Tumby Bay Rates & Charges 1/7/2022 to 30/6/2023 \$903.95 Zone Rural\*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, boundary overlays, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.