

**164 Traeger Road, Mallala, SA 5502**



**House For Sale**

Friday, 12 April 2024

164 Traeger Road, Mallala, SA 5502

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 6 m2**

**Type: House**



Michael Dittmar  
0875233355



Lee Thomas  
0875233355

## Auction Online | Unless Sold Prior

Michael Dittmar & Lee Thomas are proud to present 164 Traeger Road, Mallala to the market! This 3 bedroom, 2 living area, 6.498ha (approximate) allotment overlooking stunning paddocks is the ideal property for those looking for a tree change, families or investors alike! With a lounge room, living room and an activity room this home provides ample space for your family to grow and thrive. The modern kitchen/dining boasts sleek stainless steel appliances, plenty of counter space and ample storage, perfect for preparing delicious meals and hosting gatherings with loved ones. The backyard features a paved area, open pergola and a wrap-around veranda where you can enjoy time outside with friends and family. The large allotment is a blank canvas with a spattering of native scrub bushes and is surrounded by open fields where you can enjoy the peacefulness and calm from your own backyard. Located in the up and coming suburb of Mallala you are a stone's throw away from Mallala main street including local eateries, oval, Mallala primary school and more! Stay connected with surrounding suburbs via Redbanks Road with Roseworthy and Gawler just a short drive away. Features: • New oven electric oven installed, ideal for any budding chefs out there • Generously sized bedrooms with large light filled windows. • Master bedroom has a built in wardrobe, perfect for additional storage option • Your air comfort is covered with the open fireplace, combustion heater and split system air conditioning. • Each bedroom has a ceiling fan for air comfort. • Wall mounted reverse cycle air conditioning in the kitchen. • High ceilings throughout the house. • Stunning views from the property overlooking paddocks and native bushland. • 2 large sheds are ideal for storage • 2 car garage is a great option for storage and secure off street parking • Low maintenance garden with a rainwater tank for garden watering. More Info: Built - 1900 Land - 6.498ha (approx.) House - 194 sqm (approx.) Frontage - m (approx.) Zoned - Ru - Rural \\ Council - ADELAIDE PLAINS Hot Water - electric To register your interest please phone Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373