

**17324 Sturt Highway, Barmera, SA 5345**



**House For Sale**

Sunday, 24 March 2024

17324 Sturt Highway, Barmera, SA 5345

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Tarque Williamson  
0455505788



Amanda Sampson  
0488333599

**\$835,000**

Discover the allure of this lifestyle property with its blend of comfort, functionality, and natural beauty. Whether you are seeking a peaceful retreat or a place to pursue your passion for viticulture, this property has it all. With 3 bedrooms, 2 bathrooms, a spacious family area, a study/office space, lounge, and dining areas, this home offers ample space for comfortable living. Step outside to the outdoor entertainment area and soak in the breathtaking views of the vineyard and the water views of the famous Lake Bonney and beyond. The perfect setting for relaxation and enjoyment. Take a tour of the beautifully renovated kitchen, updated in 2014 and still in pristine condition. The heart of the home, this kitchen is a family's dream with modern amenities and a functional layout. Enjoy the convenience of a 4.2kW solar system with an impressive rebate of 44c per kW until 2028, helping you save on energy costs. Embrace sustainable living with rainwater tanks holding 10,000 litres, complemented by the option of SA Water as needed. Explore the vineyard featuring Shiraz grapevines planted in 1994 on their own root stocks. With approximately 20.6 Megalitres of Water delivery Rights from Central Irrigation Trust (C.I.T), this property offers a unique opportunity for agricultural pursuits. The owners are generously including plant & equipment, making it easier for you to continue the existing operation. Do not miss this rare chance to own a piece of Barmera's picturesque landscape. For inspection times, please call Tarque Williamson on 0455 505 788 to make an appointment. Property Particulars: • Built in 1992 • 4.2kW solar system with a 44c per kW feed in tariff • Solar hot water system • Ducted evaporative air conditioning • Split system air conditioning to the lounge & family area's • Downlights to main thoroughfares • Master bedroom with ensuite & walk-in robe • Bedrooms 2 & 3 with built-in robes • Carport approximately 5.9m x 4.5m • Outdoor entertaining area approximately 7.0m x 5.0m with power, lighting & paved • Open shed & workshop approximately 14.2m x 3.6m • Rainwater storage 10,000L plumbed to the home • Drip line irrigation & undervine low throw sprinklers • 20.6 Megalitres of C.I.T water delivery right on a high-pressure line