

189 Grants Gully Road, Clarendon, SA 5157

HARRIS

Acreage For Sale

Wednesday, 3 April 2024

189 Grants Gully Road, Clarendon, SA 5157

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 9 m2

Type: Acreage



Sally Jenkins
0418474642



Annabelle Moore
0438828654

\$1.2m-\$1.3m

Best offers by 12pm Wednesday 17th April (unless sold prior). The moment you turn onto your private, meandering road is the moment the stresses of the city float away, quickly replaced by the life-changing, soul-soothing outlook that Glen Gully affords - whether you're going about your business in the solid-brick family home or exploring the boundless 22-acre parcel it calls its own. Dream of escaping the rat race and spreading out on a property with its own winter dam and creek; five fenced paddocks for your cows, sheep and a horse or two; 3-phase powered shedding, dog run, and a valley view that reaches a 360-degree perspective at its highest point? That's Glen Gully. The home itself is comfy, accommodating, reliable, as strong as an ox, supremely flexible and full of potential should you want to stamp your own stylish authority. With two sunrooms, multiple living zones, super-functional kitchen and a main bedroom with a walk-in robe and ensuite, there's a lot to love about this humble abode with the added bonuses of ducted cooling, combustion heating and a view from almost every room. A separate studio with split r/c and a bathroom could be converted into a home office or teenage retreat, steps from your double garage. We suggest you go for a stroll around this established bore-fed property with postcard-perfect sunrises and a knack for drawing local wildlife to the home's doorstep. Glen Gully feels like a world away from what you know. It's only 35 minutes from the CBD and less than 20 from the metro coast. That's the magic of Glen Gully. Welcome to Clarendon. More to love: A sprawling, established lifestyle property to make your own. Set back and well above Grants Gully Road Bore, two septic systems, and three-phase power to main shed. Multiple sheds and outbuildings make it a very functional property for a multitude of endeavours. Five fully fenced paddocks. Double brick construction. Ducted evaporative cooling. High capacity rainwater storage. Orchard and fruit trees. Garage and off-street parking for multiple vehicles. Just 15 minutes from Blackwood. And much more. Specifications: CT / 5512/269 Council / Onkaparinga Zoning / RU Built / 1977 Land / 92070m² (approx) Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Clarendon P.S, Happy Valley P.S, Aberfoyle Hub P.S. Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409