

# 217 ROCKY CAMP RANGE ROAD, ROCKY CAMP, Millicent, SA 5280



## House For Sale

Wednesday, 1 May 2024

217 ROCKY CAMP RANGE ROAD, ROCKY CAMP, Millicent, SA 5280

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: House



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**\$795,000.00 - \$825,000.00**

This beautiful home offers the discerning buyer grand proportions, solid construction and energy efficiency. Nestled on approximately 2.02Ha of land, this exquisite home was built in 2020 with a keen focus on energy conservation and sustainable living practices. Situated on a sprawling 2.02Ha (4.9Acres) elevated parcel, this property is divided into two paddocks and is on a corner block giving you dual road frontages. Constructed from durable limestone with double brick internal walls and 2.7m ceilings, this home seamlessly blends traditional charm with modern sophistication. Inside, a layer of Gyprock adds a contemporary flair to the stone framework, offering a versatile backdrop for interior design endeavors. Energy efficiency is paramount, thanks to double-glazed windows, insulation, and a robust 15Kw solar panel system comprising 40 panels. Harnessing the power of the sun, this system not only reduces carbon emissions but also minimizes energy expenses, facilitating a more environmentally conscious lifestyle. The well-thought-out floor plan encompasses four spacious bedrooms, each exuding comfort and style. The master suite features a generously sized ensuite and walk-in robe, with the potential for customized modifications to create a separate teenagers retreat or cater for multi generational living. Bedroom 4 doubles as a flexible space, ideal for a home office. Elevate your culinary adventures with the 900mm Gas Cooker, boasting five powerful rings, two spacious ovens, and a dedicated grill. Ample under-bench cupboards and a vast walk-in pantry ensure a clutter-free cooking environment in the expansive kitchen, which seamlessly integrates with a generously sized dining area and optional formal dining space adjacent. This has been utilised as a home gym and could also be another living space, home theatre or gaming room. The options in this home are endless. The expansive living area, bathed in natural light, offers endless possibilities for interior design and entertainment with the option to add a wall and create another bedroom or work from home space. Two bay windows are a feature and you have access to an outdoor entertaining area for alfresco enjoyment. Sit with friends and family with a glass of wine at the end of the day or an early morning coffee and enjoy the beautiful sunsets and the relaxing rural scenes that surround you. Luxury and convenience define the generously sized family bathroom, complete with a freestanding claw foot bath and oversized walk in shower and vanity. You will feel like you are in a high class spa while soaking the stresses of the day away. Climate control is effortless year-round, thanks to ceiling fans and reverse cycle ducted heating and cooling. A spacious laundry room provides ample storage and organization space, as well as a cloak room. While direct access from the double garage into the kitchen ensures seamless transitions from vehicles to the heart of the home. Outside, a 12m x 6m lined shed offers versatility for hobbies, storage, or workspace, with 3 Phase power and access via four roller doors. Ample rainwater is captured to service the home and a bore provides endless free water to the yard for sustainable living. The yard is a blank slate for the avid gardener with space for formal gardens, veggie gardens and orchards. Another way to reduce living expenses and become almost self sufficient. There is also plenty of space for pets, chooks, horses, and any other animal you have always wanted to raise. Bring your cars, caravans, boats, motorbikes and any other kids or adults toys you may have, There is a space for everything and everyone here. In summary, this property epitomizes energy efficiency and environmental consciousness, with features including solid construction, double-glazed windows, and a comprehensive solar panel system. For environmentally conscious buyers or those seeking an energy-efficient self sustaining lifestyle. Contact our office today to arrange a viewing.

**GENERAL PROPERTY INFO**  
Property Type: Stone & Colourbond Roof  
Zoning: Rural living  
Council: Wattle Range Council  
Year Built: 2020  
Land Size: approx. 2.02 ha  
Rates: approx. \$2,000 per annum  
Lot Frontage: 220.7m  
Lot Depth: approx. 147m  
Aspect front exposure: Southwest  
Water Supply: Rainwater & Bore Water Services Connected: Power  
Certificate of Title Volume 5434 Folio 104