

**218 Brooks Road, Clarendon, SA 5157**



**Acreage For Sale**

Friday, 1 December 2023

**218 Brooks Road, Clarendon, SA 5157**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 10**

**Area: 3 m<sup>2</sup>**

**Type: Acreage**



Ben Pengelley  
0481391041



Andrew Rossi

**Best Offers On / Before Dec 14, 2023 (USP)**

Luxurious and Scenic Living on 7.7 Acres with Horse Facilities Are you looking for your dream home in a peaceful and charming town, surrounded by natural beauty and wildlife? Look no further than this masterpiece of architecture at 218 Brooks Road, Clarendon. This stunning property offers the best of both worlds: luxury and tranquillity. This spacious and elegant residence features:- 4 bedrooms, 3 bathrooms, 3 living areas, and an abundance of car spaces- Built with precision in 2012 by Sarah Homes- Set on 7.7 acres of land with breath-taking views of the Mount Lofty Ranges- Ideal for running horses, with two stables and two gravity-fed master tubs- Newly added equine fencing- Seamless integration with the surroundings, with panoramic views from every room- Modern and stylish design, with quality fixtures and fittings- Convenient and accessible location, only 30 minutes from the Adelaide CBD and Airport- Close to excellent schools, such as Clarendon Primary School, Woodcroft Primary School, and Wirreanda Secondary School- This property is a haven for nature lovers and luxury seekers. You can enjoy the stunning scenery, explore the historic town, join the friendly community, and relax and unwind in your own private retreat. Don't miss this rare opportunity to own this magnificent property. Contact Wilson Rossi - Real Estate today on 0481 391 041 or sales@wilsonrossi.com.au to arrange a private inspection.

Practical Amenities:- 12 m x 7 m Shed: Newly built with sliding door access, perfect for machinery or storage of trailers and caravans.- Water Security: A 110,800 Litre rainwater tank supplies the house, while an additional 22,000 Litre water tank is dedicated to firefighting, equipped with a working pump, ensuring your safety and peace of mind.- Starlink Satellite: Enjoy high-speed internet connectivity.- Optus WiMAX Connection: Stay connected seamlessly.- Ri Treat Septic: Recently emptied and regularly inspected for your convenience.

LGA: City of Onkaparinga Council Rates: \$880.00 per quarter

ESL: \$238 per annum

Wilson Rossi - Real Estate RLA 320 080