

**22 Third Avenue, Naracoorte, SA 5271**



**Sold House**

Wednesday, 6 September 2023

22 Third Avenue, Naracoorte, SA 5271

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 884 m2**

**Type: House**



Lee Curnow

## Contact agent

Discover the perfect blend of modern comfort and tranquil seclusion in this inviting 3 bedroom home, nestled discreetly behind a lush, extensive garden. Privacy is paramount, with the stone and timber framed home set deep on the block of 884m<sup>2</sup>. While the interior is impressive, the true magic of this property awaits outdoors. As the warmer months approach, you'll relish the opportunity to unwind in your outdoor spa, set against the backdrop of the extensive garden. The decked outdoor entertaining area provides the perfect space for al fresco dining, barbecues, or simply sipping a glass of wine while watching the summer day slip away. As you step inside, you'll immediately notice the blend of modern touches with character features boasted by old stone homes. The large open-concept living space with split system heating and cooling, plus slow combustion heating, is designed for comfort and functionality, with an emphasis on creating a warm and welcoming atmosphere. The living space flows into a dining area and a well-appointed kitchen, complete with modern appliances including dishwasher, gas cooktop and electric oven, soft close drawers and ample counter space, as well as walk-in pantry. There's a surprise under the kitchen floor, with a wine cellar capable of holding up to 250 bottles. Accessible off the main living space are a formal dining room with floorboards, character fireplace, and a compact study nook. The main bedroom has floorboards and French doors which open out to the al fresco area. Cooled with a ceiling fan, it also has a walk-through robe leading to an ensuite with shower and toilet. The other two bedrooms are carpeted and also have ceiling fans, one with original built-ins. The stylish main bathroom has bath, shower and separate toilet. The neat laundry has stainless steel washtrough, storage and outside access. Rainwater of 2,000 litres is plumbed to the laundry and kitchen, and 11 solar panels provide much needed respite from current power costs. Outside, there is good shedding with a double garage with power and concrete floor, plus a lean-to for firewood. There are automatic pop-up sprinklers for the lawned areas. Location-wise, this property offers the best of both worlds. Tucked away in privacy, it's also close to medical facilities, and is just a short stroll away from the Memorial Oval parklands, a local treasure, as well as the Naracoorte South Primary School. Lovingly cared for and constantly improved by the current owners over the last 27 years, this much-adored home is now ready for a new family to come along and put their own personal touches on it. You'll be surprised at what's behind the leafy façade. Inspection is a must - book yours with Lee on 0427 620 864. Council: Naracoorte Lucindale Council Rates: \$1,800.46 per annum CT: 5201/431 Land Size: 884m<sup>2</sup> Zoning: Neighbourhood

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833