

2604 Templeton Road, Everard Central, SA 5461



Sold Lifestyle

Monday, 4 September 2023

2604 Templeton Road, Everard Central, SA 5461

Bedrooms: 3

Bathrooms: 1

Parkings: 11

Area: 30 m2

Type: Lifestyle



Alison Ward
0417810791

\$585,000

A fabulous family homestead on approximately 30 hectares or 74.18 acres. Located in a peaceful location surrounded by farming land and only a 20 minute drive to Balaklava and 25 to Clare. HOMESTEAD: 3 good size bedrooms plus a sleep out/4th bedroom or study. All rooms have original floor-boards, high ceilings and 2 rooms have fireplaces. The oversized lounge room has a beautiful ornate ceiling, an original fireplace complete with a slow combustion heater and again the polished floorboards that are a feature throughout this beautiful home. The large country style eat in kitchen has an original working wood stove, dining space for 8 with plenty of cupboard and bench space. The bathroom is also of large proportions and features a full size bath and separate shower. There is a verandah to three sides of the home and plenty of outdoor areas for alfresco dining or sundowners and watch the fabulous sun set. Ceiling fans and air conditioning maintain all year round comfort. LAND: Total of 30 arable hectares Share farm Agreement in Place for current crop House & Stable paddocks for owner use - approx 10 acres total HORSE FACILITIES: 1 X Outdoor Stable & Yards with rail fencing 2 x 50m x 200m Paddocks with electric fencing 1 x approx 5 acre Paddock Undercover stables 3 plus smaller pony stable SHEDDING: Garage and Carport Open fronted shedding for tractor, float and implement storage Open fronted shed - Hay storage Older Shed with yards for shearing Assorted sundry shedding SOLAR: 6.6kw Solar only 18 months old UPGRADES AND MAINTENANCE: White Ant Treatment done on annual maintenance plan Damp treatment completed inside and out, professional stonemason SWIM SPA: Outdoor Swim Spa above ground heated to 36* fibreglass only 2 years old WATER: Mains Water Rain Water - 2 x 22,500 litre Tanks with one smaller tank. Shut of valves to house and paddocks. School Bus near by. CALL NOW TO ARRANGE YOUR INSPECTION !!! 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. Elders Real Estate RLA62833