

# 268 Pages Flat Road, Pages Flat, SA 5172

## Acreage For Sale

Friday, 3 November 2023

268 Pages Flat Road, Pages Flat, SA 5172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 32 m2**

**Type: Acreage**



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**\$1.85m - \$1.95m**

Offers Close, Tue 21st Nov - 3pm Welcome to 'Rosie's Fields', your dream 80 acre rural retreat that offers an idyllic lifestyle that's truly one-of-a-kind. Spanning over 8 acres of native scrub, this property is a haven for wildlife enthusiasts with a symphony of birds making this place their home. Say goodbye to water bills as this property is self-sufficient with its own water sources and plenty of room to accommodate livestock. Enjoy breath taking views from every vantage point, and with no neighbours in sight, you'll experience tranquillity like never before. This immaculate family home has an elegant touch, with an abundance of space and boasts four spacious bedrooms, plus a study and multiple living spaces; ensuring ample room for your family and guests. Minimise your electricity costs and stay cosy year-round with combustion heating, outdoor blinds for sun protection and double roof insulation. With new carpets to spare bedrooms and fresh paint throughout, this family home is move-in ready. Don't miss the chance to own this extraordinary piece of paradise where nature meets comfort

**What We Love About The Property;**

**Home:** 2011 built home

**Feature** coffered ceilings to entry hallway and formal lounge

**Feature** Bay windows to master, family room and TV room for maximising the beautiful views

**Oversized** galley kitchen with massive 4m long island bench and double sink overlooking the living and dining

**Stainless steel** appliances including 600mm electric cooktop, 600mm integrated rangehood, wall oven stack with 600mm oven with microwave recess above

**Spacious** main living room with slow combustion heater

**Separate** room off the family living with double entry doors and abundance of natural light, ideal for games room, home theatre, or kids play room

**Spacious** main bedroom with electric shutters and generous walk-in robe

**Extra large** ensuite with corner shower, single vanity plus inset bath to the corner

**Bedroom 2** is generous in size with walk in robe and shutters to window

**Bedroom 3 and 4** with built in robes and picture windows overlooking paddocks and veggie garden

**New** carpets to bedrooms 2, 3 and 4

**Three way** bathroom with wall to wall vanity, linen cupboard, bathroom with shower and insert bath, plus separate toilet

**Private** study off the kitchen with bay windows and garden views with access through to garage

**Sprawling** 4 car garage for the ultimate car enthusiast's dream

**Spacious** laundry with built in broom cupboard, benchtop and laundry trough

**Fresh** paint throughout

**Outdoors;** 8 x 4m pitched roof entertainment area with cafe blinds to the rear with magnificent views overlooking the lush gardens and picturesque rural landscapes

**Shade** blinds along living windows plus cafe blinds to verandah posts for year round entertaining

**Wrap** around verandah along three sides

**Large** outdoor paved area for alfresco entertaining surrounded by manicured lawns

**7** paddocks with fencing in great order

**2** mature woodlots for a lifetime supply of firewood

**8** acres native scrub

**Plenty** of wildlife (kangaroos/ echidna/ koala/ lizards / wedgetail eagles / birds galore)

**Easy** low maintenance vibrant gardens with over 140 roses

**Table** grapes, citrus and fruit orchards

**6 x 6m** implement shed with concrete floor, twin roller doors, 6 x 1.5m lean-to verandah

**Horse** shelter / hay shed / cattle loading ramp and holding yards

**Plenty** of agistment opportunities available

**Services;** 4 dams in total

**27,000L** polytank for holding dam with pump assist solar automatic gravity fed system to water troughs

**2x 23,600L** concrete rainwater tanks plumbed to house, no water bills!

**Soakage** septic system

**Single** phase power

**6kw** Solar Panels with 45c feed in tariff

**Solar** Electric Hot Water Service

**NBN** satellite connected, ideal for working from home

**TV** booster connected

**Roadside** mail delivery

**Location;** 7 minutes to Mount Compass / Willunga

**13** minutes to McLaren Vale

**20** minutes to the beach

Don't miss the chance to make this extraordinary piece of paradise your own, where nature meets comfort, and serenity reigns supreme. Come check it out; you're gonna love it!

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