

**272 Bennys Hill Road, Emu Flat, SA 5453**



**House For Sale**

Friday, 3 November 2023

272 Bennys Hill Road, Emu Flat, SA 5453

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 9 m2**

**Type: House**



Mark O'Meagher



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**\$1,175,000**

A more perfect country haven you will struggle to find. Positioned at the highest point of the 9.2 hectare property the 2016 built two storey home enjoys panoramic views from every angle and will allow you to embrace an idyllic rural lifestyle. MAIN RESIDENCE • The hub of the home is the open plan kitchen, dining and lounge room, the raked ceiling creating a feeling of spaciousness. The room is comforted by a wood heater and ceiling fans • Cooking will be a breeze in your modern kitchen which offers a practical layout with excellent bench and cupboard space and all modern appliances. It is complimented by a large walk in pantry • Featuring three spacious bedrooms all comforted by ceiling fans and two with built in robes. Bedroom has sliding doors opening out to the deck and enjoys its own wood heater • The downstairs bedroom enjoys access to an ensuite with shower, vanity and toilet and is comforted by a split system air conditioner • Luxurious main bathroom includes a bath, shower and double vanity with the toilet located separately • Large linen cupboard which only adds to the excellent amount of storage that the home offers • Reverse cycle ducted air conditioning to the upper level of the home • Wine cellar and storage downstairs • The views from the deck will make you the envy of friends and family with excellent space to entertain or sit and relax and taken in the stunning rural countryside • Double garage with internal access and electric roller doors plus an adjoining storage shed STUDIO • The studio/retreat offers endless potential for the new owner of the property whether that be a guest house, function room or space to run a business from home or a separate living/entertaining space • Kitchenette equipped with double sink and small stove top • Bathroom has a shower, toilet and vanity • Storage room • The studio will be able to be utilised year round thanks to the split system air conditioner • You'll enjoy total relaxation from the verandah that wraps around the building which overlooks the dam and surrounding native plants ADDITIONAL FEATURES • The property is set out on approximately 9.2 hectares (22.7 acres) surrounded by rolling hills • Enviro cycle septic system • 4.94kw solar system (19 panels) • Excellent rainwater storage, four rainwater tanks with two for irrigation If you are looking for a property which will allow you to embrace a private rural living lifestyle you must consider the many benefits of this unique property which is situated only a short drive into the township of Clare. Enquire today! \$1,175,000 Mark O'Meagher 0424 156 780