

# 28 Martins Road, Naracoorte, SA 5271



## Acreage For Sale

Wednesday, 27 March 2024

28 Martins Road, Naracoorte, SA 5271

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 9995 m2**

**Type: Acreage**



Margot Shortt

0887601300

**\$565,000**

Looking for a country change & a lifestyle in a private rural setting. This property offers a green change rather than a sea change. Surrounded by native established trees & manicured lawn areas, sits a stunning country style cottage set on 2.47 acres. North facing, the house takes in views from every angle. An extensive deck runs the full length of the front of the house, with a wall of pull down blinds & balustrading for summer protection. Inside offers a spacious open plan living/dining/kitchen environment, with slow combustion wood heating & split system air-conditioning. The kitchen has an extensive breakfast bar, electric appliances, gas cooktop & a large walk-in pantry. There are 2 queen size bedrooms, with bedroom 1 having a spacious walk-in robe, with direct bathroom access. The bathroom is 2 way, has plenty of room to move, a bath, separate shower & toilet. The house has recently had new carpets & new window furnishings throughout. The stand out feature of this home is the outdoor living/entertainment area. Running the full length of the back of the house, 3.5 metres wide, this area has a s/c wood heater, pull down & block out blinds, stunning epoxy flooring and can be used as a 2nd living area, all year round. There is additionally a fully self contained unit integrated within the shedding. Fully lined with 1 bedroom, a separate living/kitchen area, including a bathroom & laundry space. The shed has a garage with access through the unit and a 2nd bay with a roller door for storage & garden appliances/ride on mower. The area at the back of the house has a fully fenced yard, ideal for pets & children. There is 15,000 gallons of rainwater storage, an equipped bore and a 4.5kw solar system. We absolutely love this property. Please note photos are from a previous listing and the sale has come about due to an unforeseen change in the vendors circumstances.