

**287 Cromer Road, Birdwood, SA 5234**

**ADCOCK**

**House For Sale**

Tuesday, 13 February 2024

287 Cromer Road, Birdwood, SA 5234

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 11 m2**

**Type: House**



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**\$1,350,000 - \$1,450,000**

Yes, it is as sublime as the on-screen tour of these 11.95 hectares suggests. A Federation style home lifted to trending new heights against serene rural vistas, and offering a rare treat for the kids to rev their engines...Forget The Bend. They'll fuel their motorcross fantasies around a purpose-built track and be the talk of their own country town. And following the sweeping circular driveway is freedom, farmland, a 4-bedroom home renovated to perfection in surrounds you'll praise the day for with the promise of solitude and every sparkling modern wish rolled into one. It's a match made in Birdwood. Undeniable beauty that offers a bore, grazing paddocks, a new dam, new landscaping, and age-old gums granting shade for livestock and the re-roofed and repainted home – its traditional exterior stonework and modern interior sentiments piecing together an immaculate package of breadth, light, and style. There's something to be said for soft greys, crisp whites, view-grabbing windows, and a blur of formal and casual family living spaces, infused by combustion fire warmth and ducted R/C air conditioning, poured into an expansive single-level footprint. The new open plan shaker-style kitchen serves punchy black accents, stone benchtops, ASKO appliances including an induction cooktop, pyrolytic oven, and dishwasher, the rolled curves of a country sink, and views to farm fresh mornings framed by French doors. Dispersed into every corner pocket, each newly carpeted bedroom brings sumptuous shut eye, yet none more ample than the master bedroom rewarded with a luxe ensuite and built-in robe. Replicating the luxe is the brand-new family bathroom, where sharing its veejay panelling, feature wall tiles, rain shower, designer lighting and dual basins will be everyone's pleasure. Outdoors speaks for its farm-worthy self, granting a gym/studio, high clearance 3-bay garage, woodshed, and that dirt bike fun to distract from weekend boredom. Does street presence apply to such a private, rural stage flanked by hills and Mount Crawford Forest Reserve? You bet, all barely a 5-minute drive to both Birdwood Primary and High Schools, and 30 to Mount Barker. Uncompromised and unconfined. Cromer is unmatched. Have it all on a beautiful Birdwood platter: Fully renovated 1990s Federation style home Re-roofed & freshly repainted Purpose-built motorcross track Renewed landscaping New shaker-style kitchen & luxe new bathrooms and laundry Security cameras 3-phase power 12.5m x 10.6m garage/workshop with triple roller doors (2 high clearance) 12.5m x 6m attached gym/studio Ducted R/C A/C & slow combustion fire Woodshed 2-car garage under main roof Plumbed rainwater to the house Bore with header tank and pump. Bore water irrigation to gardens and pines on the boundary. Gas hot water \*All measurements approx. Property Information: Title Reference: 5093/758 Zoning: Productive Rural Landscape Year Built: 1990 Council Rates: \$2,666.53 per annum Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.