

297 Ruwoldt Road, Yahl, SA 5291

House For Sale

Tuesday, 28 November 2023



297 Ruwoldt Road, Yahl, SA 5291

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 4 m2

Type: House



Al Lamond

\$849,000-\$899,000

This is the one you have been waiting for. Welcome to 297 Ruwoldt Road, Yahl, offering an idyllic lifestyle opportunity that seamlessly blends the tranquillity of the countryside with the convenience of modern living. This beautifully presented property offers a 3 bedroom, 2 bathroom brick home built in 2001, exuding warmth and charm, plus being a haven for those seeking a peaceful country retreat. The heart of this property is undoubtedly the meticulously crafted three-bedroom residence. Boasting a timeless brick facade, the house welcomes you with a sense of enduring elegance. Step inside, and you'll find a well-designed floor plan that effortlessly combines functionality with comfort. The spacious living areas are bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining. The kitchen, a central hub of the home, features modern appliances and ample counter space, making it a delightful space for culinary enthusiasts. Whether you're preparing a family feast or enjoying a quiet breakfast, the kitchen's thoughtful design ensures efficiency without compromising style. Extras include electric cooking, dishwasher, low maintenance tiled floors, split reverse cycle a/c, slow combustion wood fire, pergola area, single garage UMR with internal access, solar panels and NBN. For those with a passion for tinkering or seeking extra storage space, the separate four-bay Colorbond shed is a standout asset. This versatile structure offers endless possibilities, from housing additional vehicles and equipment to serving as a workshop for DIY projects. Its functionality extends beyond the ordinary, making it a valuable addition to the property. The expansive 10 acres of rural land surrounding the home provide a canvas for outdoor enthusiasts. Whether you dream of cultivating a thriving garden, creating a mini orchard, running cattle or simply enjoying the breathtaking views of the countryside, this property offers the space and freedom to turn your vision into reality. This property strikes the perfect balance between rural serenity and suburban convenience. The peaceful surroundings create a haven for those seeking an escape from the hustle and bustle of city life, yet the property is just a short drive from essential amenities. Call Al Lamond today to arrange your inspection. Extra Information: Council Rates / \$1,571.40 p/a Emergency Services Levy / \$92.95 p/a Build Year / 2001 Land Size / 4.36ha Council / District Council of Grant Zoning / Rural Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.