

**3 School Road, Lobethal, SA 5241**

**ADCOCK**

**House For Sale**

Wednesday, 14 February 2024

3 School Road, Lobethal, SA 5241

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 930 m2**

**Type: House**



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**\$630,000 - \$680,000**

All it takes are solid 1960s bones and a sympathetic revamp for your first-home standards to soar to family-nurturing, life-changing Lobethal chic...The answer is here; reborn, re-landscaped, and ready to play on a 930sqm lifestyle parcel. And right from the living room word go, this family nest embraces sunlight and outlooks thanks to high ceilings and big windows, yet it's the barely-there honeycomb blinds, timeless floorboards, and sliding barn doors that give this pretty 3-bedder an in vogue new ego. Electric appliances and cornering, garden-viewing panes give the kitchen its best groove yet, and conducive to crowd flow, alfresco fun is a sidestep from the dishwasher – all part of the unexpected rewards you'll reap along with abundant benchtops, storage, and an adjoining barn door laundry reveal.Casual dining indoors welcomes split system comfort; summer BBQs outdoors will gravitate to the all-weather, concrete-paved sensation buffered by stone retaining walls, vegie beds, and the renewed and layered backyard the kids are going to love. With upgrade potential, the neutral bathroom offers a toddler's bath and two-way flow to a separate WC; three ample bedrooms complete the nimble footprint – your domain delivering built-ins and a ceiling fan, the 3rd bedroom evolving from office to nursery on an easy re-design whim. Rainwater capacity, home-grown harvesting, plus home business benefits thanks to big vehicle access from the carport to the powered garage – there's value galore that'll resonate with everyone...With a 60s soul, today it's as fresh as a daisy and hard to beat this close to everything we adore in this admired hills' town a short detour from the main street's famed Lobethal Bakery, brewery, or pizza and a pinot at Golding's.Discover it. From old school to pretty darn cool:Refreshed & rejuvenated solid brick 1964 family home.Re-landscaped grounds on a 930sqm allotmentSolar efficiency (20 panels)Family living with a Nectre combustion fire & ceiling fanSleek honeycomb blindsMaster bedroom with BIRs & ceiling fanSingle carportDriveway access to a powered 9m x 6m rear garage with concrete floor Easy minutes to world-class breweries, wineries & charming cellar doorsAnd plenty more... Property Information:Title Reference: 5808/582Zoning: TownshipYear Built: 1964Council Rates: \$1,723.49 per annumWater Rates: \$176.50 per quarter\*Estimated rental assessment: \$550-\$570 per week (written rental assessment can be provided upon request)Adcock Real Estate - RLA66526Andrew 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.Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.