

**3 Woodcutters Road, Coromandel East, SA 5157**



**Sold House**

Tuesday, 15 August 2023

3 Woodcutters Road, Coromandel East, SA 5157

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 8 m2**

**Type: House**

## Contact agent

Imagine waking up to nature and your own space. This tranquil parcel of land is a sanctuary of native flora and natural habitat to birdlife, kangaroos, koalas and echidnas. Think of walking your very own land all the way to the Sturt River. A nature lovers paradise. 3 Woodcutters Road presents an intriguing buying opportunity. Improve the existing dwelling, and introduce your own ideas outside around the home to complement and live peacefully, or if you have eyes on the future - plan to rebuild, incorporate a new residence, and live the dream so connected to everything! The Woodcutters Road position is perfect. Quick access to Ackland Hill Road provides an easy 8-minute drive to Blackwood Village, while Stirling Village is a scenic 15-minute drive in the other direction. It's where that Country Feeling meets City Convenience! And there is a real sense of community that comes when living in an environment like this - especially similar neighbouring properties, who all love and appreciate their land and the lifestyle it provides. The delightful solid brick and bluestone fronted home was built in 1980, tucked away from street-view with a large garden frontage of flat land. Driveway access is easy to the side of the home, and to a large garage-workshop at the back of the cleared area of land. There are additional outbuildings, a shed and workshop adjacent to the dwelling, and excellent rainwater storage too. Cottage style accommodation includes - three bedrooms and a main bathroom with a separate toilet. There is an open plan kitchen and everyday dining area, and a large living room with a feature exposed brick wall and in-built combustion fire. Sure, inside needs work. But with 9ft ceilings, solid construction and so much character, there is abundant potential! The land around the home is mostly flat and all very useable, it is a big residential allotment within the 20-acres. Just a note: we estimate in the vicinity of 2-acres. The back of the dwelling faces north - so if the accommodation fits, think of a new pergola and outdoor living areas to complement the home, and take advantage of that warm winter sunshine and outlook to trees and nature. Amazing! If you have been searching for land with a dream to build...the flat land and back yard aspect has great scope that invites you to explore design and build ideas that are bespoke just for you. Secure the land, live in the home and build out the back. Imagine waking up to your very own sanctuary on 20 beautiful acres. Secure this wonderful opportunity and never move again.