

# 301 Yettie Road, Williamstown, SA 5351



## Sold Acreage

Tuesday, 5 September 2023

301 Yettie Road, Williamstown, SA 5351

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2018 m2

Type: Acreage

## Contact agent

The Phone Code for this property is: 93403. Please quote this number when phoning or texting. Seize this incredibly manageable and accessible tree-change opportunity on the southern edge of the beautiful Barossa Valley. This home is situated on a half-acre (2018 sqm) surrounded by small acreage properties. No neighbours! If you are dreaming of some space, privacy and serenity but still need reasonable proximity to the busy life and would prefer relaxing at home over managing acreage in your spare time - WELCOME HOME! THE HOME4 bedrooms, 2 bathrooms. The main bedroom has an ensuite and walk-in robe. There is a full-size bath in the main bathroom and a separate toilet. The kitchen features a large walk-in pantry, breakfast bar and overlooks the family room. Appliances include a brand new 900mm wide stand-alone oven with gas cooktop & electric oven, Smeg dishwasher and Puratap. Wooden floorboards in kitchen and hallway. New laminate floorboards in the dining & family rooms. All bedrooms have carpet, block-out blinds, curtains, and window locks. Cooled by ducted evaporative air conditioning. Ceiling fans in the main bedroom and family room. Verandas front and rear also aid in keeping the home cool in summer. Heated by slow combustion heater upgraded with an energy efficient flue system. The home is well insulated. Mains water runs to the house and the shed. However, at the turn of a lever, the home can run on rainwater. This comes through a new pump and filtration system. Two poly tanks provide storage for 45,000L. A 3kw Solar System takes the edge off the power bills. OUTSIDE ENTERTAINING At the rear of the home, there is a paved outdoor area with a high gabled roof running the full length of the house. This area is surrounded by established gardens watered by an automated irrigation system. There is an outdoor spa at one end, professionally installed with recent upgrades to pumps, heater, and control panel. It is possible to park 4 cars undercover and still have room for your outdoor furniture and the BBQ. There is a wonderful deck area at the entrance to the home. It catches the morning sun through the gum trees and is a superb spot to drink your coffee in the morning, listen to the kookaburras, watch kangaroos graze, and maybe spot a koala or a couple of deer if you're early enough. A vegetable garden is to one side of the deck and there are apple, orange and lemon trees as well as a fire pit and a woodshed in the front yard. Wrought iron gates on either side of the house separate the front and rear yards. Responsible ownership of cats (and smaller dogs) is made easy with a Catio. This 4m x 3m x 2m enclosure is accessed off the kitchen through a pet door in the floor-to-ceiling window and outside there is access through a full-size door. GARAGING 6+ Undercover Parks. Behind the home is a 12.0 x 6.0m concrete floored garage and workshop. The garage secures 2 vehicles, and the workshop is furnished with shelving, benches, and good lighting. A paved carport enclosed on 3 sides is attached to the workshop and can accommodate 2 vehicles. In front of this is an open carport, also paved, incorporating a high skillion roof & can shelter another 2 vehicles (or the boat and caravan). The high-gabled roofed, house-length pergola is also accessible to vehicles. And finally, LOCATION LOCATION LOCATION 3km from the centre of Williamstown - local school, post office, shops, cafes, pubs, sports oval, public swimming pool and dog park. Outdoors / Wineries 4 min - Para Wirra Conservation Park 10 min - Warren Reservoir & Mt Crawford 12 min - Lyndoch wineries and brewery 30 min - Nuriootpa commercial centre Work in Adelaide 14 min - Gawler Centre & Rail Station 45 min - Adelaide Oval 54 min - ADL airport Going to the Beach 46 min - Semaphore 58 min - Glenelg Going to the River 65 min - Blanchetown Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.