

# 302 Craignook Road, Caurnamont, SA 5238

partners

## Sold Lifestyle

Saturday, 12 August 2023

302 Craignook Road, Caurnamont, SA 5238

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 16 m2**

**Type: Lifestyle**



Rebecca Pym

**\$610,000**

• Stunning home on approx. 40 acres with stunning views, excellent shedding, offering a superb country AND river lifestyle just 30km upstream from Mannum • Enjoy country and river living, with close access to the River and public boat ramp so you can enjoy a day skiing/fishing/swimming with family & friends just a short distance away • Solid brick home features 3 large bedrooms, all with BIR's, carpet & roller shutters • Master bedroom has large impressive ensuite with shower, toilet, indulgent corner spa & vanity • Offering spacious family living with large tiled sunken family/dine area, with slow combustion heater, ceiling fans, timber features & panelling including exposed western red cedar beams • Sliding doors from the living area lead out to a magnificent entertaining pergola, boasting 180 degrees of breathtaking views, overlooking the River Murray, lagoon waters and picturesque countryside, with as-new blinds & ceiling fans it's the perfect spot to sit and enjoy blissful outdoor river living • Kitchen is tiled, with magnificent views it features dishwasher, huge walk-in pantry, loads of cupboard & bench space, and servery to dine • Main bathroom has shower, bath, vanity, and separate toilet • Large laundry with double wash trough, storage cupboards and loads of space for extra fridges/freezers • Reverse cycle air conditioner, slow combustion heater, 7.4kw solar with TESLA battery back-up, solar hot water, generator capable, security roller shutters, attractive fernery • Set on approx. 40 Acres, plenty of room for all the family to have their freedom, ride motor bikes, horses, family pets to roam, hobby farm the land or simply enjoy the peace & privacy and country aesthetics • Superb shedding with 3 car garage umr, concrete floor, power, manual roller doors, direct access into home • Large 4 bay garage set back from the home allows plenty of room for manoeuvrability, with concrete floor, automatic roller doors, power and excellent lighting • 8,750KL River Water Licence with NEW solar river pump and Registered Easements for pipelines & pumps allowing loads of potential for future farming enterprises • 32,000 gallon river water tank on hill gravity feeds down to the house, in addition to 10,000 gallons rainwater plumbed to the house (toilets on river water) • A unique lifestyle property ideal as a country retreat to reduce your stress levels, hobby farm, or place to work from or bring up a family • All offers to be made exclusive of GST if applicable