

**36 Till Road, Barmera, SA 5345**



**Other For Sale**

Friday, 22 September 2023

36 Till Road, Barmera, SA 5345

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Karen Nash

**\$650,000**

Welcome to this spacious and inviting family home, nestled on a sprawling 4 acres just on the outskirts of the picturesque town of Barmera. This residence is a true oasis of comfort and tranquillity, offering a perfect blend of modern amenities and the serenity of rural living. As you approach the property, you'll be greeted by the charm of this large family home. A double carport welcomes you with auto roller doors, ensuring ample parking space for your vehicles and convenient access to the abode. The exterior of the house showcases a harmonious mix of classic and contemporary touches, with its bay windows adding character and warmth to the facade. Upon entering the home, you'll find a spacious and well-designed floor plan that caters to the needs of a modern family. The heart of the home is the open living area, bathed in natural light streaming through large windows that frame the picturesque views of the surrounding countryside. This space seamlessly flows into the well-appointed kitchen, complete with modern appliances and ample counter space, making it a culinary enthusiast's dream including dishwasher, walk-in pantry, electric cooktop and under bench oven. This large family home boasts three generously sized bedrooms all with built in wardrobes, perfect for accommodating your loved ones and guests. Additionally, there's a dedicated study, providing a quiet and productive space for remote work or study or turn into a fourth bedroom. Two thoughtfully designed bathrooms cater to the needs of the household, with the ensuite bathroom featuring a luxurious spa bath for those moments of relaxation and self-indulgence. Ducted zoned reverse cycle air conditioning for heating and cooling. Keep the electricity bills down with a 9kw solar system. Water supply comes from Central Irrigation Trust (Water Delivery Rights of 18.130) and rainwater tanks. The living areas are open and spacious and look out the outdoors, where you'll discover a sprawling backyard that offers endless possibilities for outdoor activities and entertaining. Whether it's hosting barbecues on the sunny entertaining area or enjoying leisurely afternoons under the shade of a tree, this acreage provides a haven for nature lovers and outdoor enthusiasts. The property also features a convenient shedding area, ideal for storing tools, equipment, or pursuing hobbies. With this extra space, you have the freedom to explore your interests or simply store your belongings efficiently. This large family home on acreage just on the outskirts of Barmera is not just a house; it's a lifestyle. It offers the perfect balance between modern living and the peacefulness of rural life, all while being close to the amenities and conveniences of the charming town of Barmera. Experience the joys of spacious living, bay windows, and the tranquillity of a rural retreat in this inviting residence. Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.

RLA62833