

363 Cromer Road, Cromer, SA 5235

Sold Acreage

Friday, 1 September 2023

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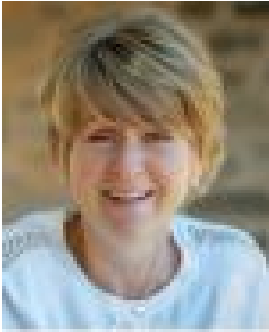
Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



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\$815,000

UNDER OFFER BY CHRISTINE MORRIS. Aspiring to that country lifestyle? Craving freedom for the kids and space from any neighbours? Check out this fabulous, feature-filled property comprising a semi-detached guest house, cute main residence, extensive shedding, solar and abundant water. Nestled amid scenic farmland with peaceful views, the home is sheltered by mature gardens. A wide, shady front porch will become one of many favourite spots where you sit to soak in the ambience. Inside there is an attractive, country-styled kitchen that opens to a cosy lounge/dining area. There are 3 bedrooms and a modern, functional bathroom. Step outside to a very sheltered entertaining area that provides covered access to the guest house. Ideal for sharing with beloved grandparents or lucky teens, it's an attractive addition to this charming package. Features include open plan living, 1 bedroom and freshly tiled bathroom. Pretty as a picture, the landscape is dotted by elegant big gums providing beauty and shade. Eminently suitable for any kind of stock, the country is mainly flat with a few gentle slopes. Any kind of fur baby will love the location and there is an abundance of sheds to keep them, or any feathered friends dry and warm. There is a shed for every activity here: gardening, wood storage, aviaries, a stable/tack facility – you name it, and this place has it! Keen motor enthusiasts will take a special interest in the main workshop. Measuring 12.11m x 6.09m it has a full concrete floor and power. More parking is available in another double garage which also houses the laundry. Adjoining is a double carport with direct, weatherproof access to the home. So much space, so many options! A reliable water supply is an important consideration in any rural location. This property is well equipped with 5 poly rainwater tanks plus a huge main steel tank boasting approx. 150,000 litres overall. A bonus is the security of mains water (suitable for stock and garden only). Cromer is a region that offers an abundance of outdoor activities including forest riding, bush walking, cycling or access to the local conservation park. Explore the historic schoolhouse/tennis courts and meet the neighbours. With facilities like the Mt Pleasant farmers markets on your doorstep, it's a region bursting with opportunities for building new connections and a real sense of community. Has the time arrived to make that move? Top 3 things the owner loves: • No close neighbours – it's the best! • Beautiful views & wildlife. • Having a guest house & great shedding. Property Details: • Main residence - C1978, 3 bed, 1 bath & living. • Detached guest house with 1 bed, 1 bath & living. • Main house has SC wood heater & split system a/c. • Outdoor living area, fully enclosed. Very private! • Sheds: Pony/tack shed. Wood & garden shedding. • Extra shedding & yards for keeping geese & chickens. • Series of bird aviaries plus greenhouse. • Main shedding approx. 12.11m x 6.09m with concrete floor & power. • 7.27m x 5.52m garage with concrete floor, power + laundry. • Double carport attached to house and garage. • Established, raised veggie beds. • Land fenced into 6 useable paddocks. • Security system in place. Legal & Services Details: • Lot 26 in Title V5752/F538. • Adelaide Hills Council • Zone: Productive rural landscape. • Mains & rainwater both connected. • Solar system – 20 panels. • Single phase power connected. • Internet via Telstra. • Biocycle septic system. *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 measurements 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.