

365 Boettcher Road, Middleton, SA 5213

Sold Lifestyle

Tuesday, 15 August 2023

365 Boettcher Road, Middleton, SA 5213

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 3 m2

Type: Lifestyle

Contact agent

Re-released due to fallen contract Nestled between trees and farm land, this private picturesque rural setting captures the best of the quiet country lifestyle and laid back coastal living. Only 6 mins from the iconic Middleton Beach where you can surf, swim and enjoy all beach activities. 365 Boettcher Rd has many special features including well-established 7.9 acres (3.2ha) approx. of flat land comprising of 5 paddocks, horse arena and multiple shedding options. This modern family home built Circa 2006, features 3-4 bedrooms, 2 bathrooms, open plan living and large outdoor entertaining area. Bring the whole family including the chickens, horses, dogs and sheep. You have all the space in the world to enjoy nature, how wonderful it is to capture both worlds, country and sea only moments from each other. Floor plan comprising of: - Main entrance with tiled flooring and flowing into a lovely bright and airy double aspect family room with attractive rural views. The area is very flexible, you could utilise as a 4th bedroom if desired or perfect as a reading / TV room - In the heart of the home you will find the large open plan kitchen, living and dining area with RC/AC, cozy combustion heater and slide patio doors flowing to outdoor entertaining - Light and bright kitchen has plenty of storage, walk in pantry, electric cooking with range hood, dishwasher and breakfast bar. Watch the kids play outside whilst cooking up a storm or entertaining. - Master bedroom with floating flooring, walk in robe and ensuite bathroom with shower, toilet and vanity - Bedroom 2 and 3 both with built in robes, floating floor & garden aspect. - Main 3 way bathroom with shower, bath, separate toilet and vanity area with linen press - Laundry with access to gardens, over-head storage cupboards & utility sink - Large north facing undercover paved entertaining area is the perfect place to enjoy family BBQ & gatherings throughout the year - Easy care low maintenance gardens - Set back from Boettcher Road gives the residence highly desired privacy and seclusion The land comprises of: - Multiple shedding including 12m x 7m approx. shed with power & light, 3m high clearance & easily accessible for several vehicles. Second shed is 12m x 6m approx. with power connected. Additional 4 bay shelter shed in the top paddock great for parking additional vehicles, storing farm equipment or hay storage - Chicken coupe is set up ready for your chickens, bird aviary, children's cubby house, plus large dog enclosure - 60m x 20m approx. fully fenced sand horse arena, what a brilliant attribute for those who enjoy horse riding - 5 fully fenced paddocks. 3 paddocks with self-filling stock troughs and 2 paddocks with water available. 2 stable yards with shelter sheds plus an additional large shelter shed in the top paddock Other features include: - Sea glimpses and rural vistas - Mains water & power connected - Rainwater plumbed to the house - Security alarm - NBN Connected - Enviro Cycle Waste Management System Certificate Of Title Volume 5842/Folio 527 Alexandrina Council Area \$2361.70p/a Only 1 hour South of Adelaide, 10min drive to Goolwa & Victor Harbor. This property is centrally located and ideally placed to access local schools and the township of Middleton with its local boutique shops, cafes & popular Tavern & bakery. Lifestyle properties are in high demand and do not come up all that often. Contact Carly Schilling today on 0439 860 866. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.