

365 Cooltong Avenue, Cooltong, SA 5341



House For Sale

Friday, 3 November 2023

365 Cooltong Avenue, Cooltong, SA 5341

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 5 m2

Type: House



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EOI Closing 1st December at 1pm USP

This stunning property offers a unique opportunity to own a spacious and luxurious house situated on a vast 5.396-hectares of land. With 5 bedrooms, 2 bathrooms and a study this property provides ample space for a growing family. Step inside and be greeted by a well-designed floor plan that maximizes natural light and creates a seamless flow between the living areas. The family room is perfect for relaxation & the dining area joins creating the ideal space for family meals or hosting dinner parties. The kitchen is a chef's dream, equipped with modern appliances and ample storage space. Whether you're a culinary enthusiast or simply enjoy cooking for loved ones, this kitchen will exceed your expectations. Adjacent to the kitchen is a spacious backyard, perfect for outdoor dining or enjoying a morning cup of coffee and seeing the odd guests bounce through the yard. The property also features a dual garage, as well as open parking spaces for two or more additional cars, ensuring convenience for all residents and guests. The lush lawn in the rear yard adds to the charm of this countryside retreat, providing a serene and peaceful environment. In addition to the impressive interior, this property offers breathtaking views of the surrounding nature. Whether you're enjoying the sunset from the comfort of your living room or taking a stroll through the expansive yard, you'll be immersed in the beauty of the rural landscape. Don't miss the opportunity to make this property your own. With its spacious layout, luxurious features, and stunning surroundings, 365 Cooltong Avenue is a true gem. Expressions of Interest USP by 1/12/23 Closing 1pm. Property Particulars: • Built in 2009 • 5-bedrooms, 2-bathrooms, entry/ office, store room, 2 dining areas, family room, dual garage • Central irrigation trust water delivery rights of 38.64 Megalitres • Central irrigation trust domestic water allocation rights of 1.93 Megalitres • Central irrigation trust high pressure line • Fertigation system • Property is set up for drip line irrigation • Ducted reverse cycle air conditioning • Master bedroom with 2 built-in robes & ensuite • Bedrooms 2, 3 & 4 have built-in robes • Main bathroom having a spa bath & separate shower alcove • Entertainment area approximately 5.6m x 10.0m power, lighting, concrete flooring • Shed approximately 16.2m x 7.0m steel frame, 3 phase power, lighting, pa door, 3 x roller doors, concrete flooring • 3 x 25,000L rainwater tanks plumbed to the house • 1 x 25,000L settling tank for domestic central irrigation trust supply • Irrigation to rear lawn area manual