

**39 LYNCHS ROAD, ALLENDALE EAST SA, Australia,  
Allendale East, SA 5291**



**Lifestyle For Sale**

Friday, 23 February 2024

39 LYNCHS ROAD, ALLENDALE EAST SA, Australia, Allendale East, SA 5291

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 3 m2**

**Type: Lifestyle**



Kim Cawthorne



Marika Hart  
0499165271

## Expression of Interest (USP) by 15/03/24

Please enquire for a private inspection via video call or a hosted one to one viewing. Complete Real Estate is excited to present this rural lifestyle property for sale by Expression of Interest by 15th March 2024 (Unless Sold Prior). A tranquil 3.963 hectare (9.7 acres approx.) property with peaceful vistas of rural landscapes offering the perfect lifestyle escape. With its sprawling grounds surrounding the home including the 18+ fenced and majority watered paddocks, this haven provides ample space for horses or stock or where one can immerse themselves in the tranquillity of the rural setting. This 4 bedroom home that has a freshly painted exterior that provides its occupants the opportunity to embrace a slower pace, reconnect with the land, and savour the beauty of simple living. The main bedroom with built-in robes and ensuite is located at one end of this large home with the other three bedrooms serviced by the main bathroom at the other end. Bedroom 2 and 3 both have built-in robes. The kitchen is the heart of this home, boasting loads of cupboards and bench space and a brand new gas stove, that seamlessly provides dining space at the breakfast bar or in the space shared by the family area, fostering a sense of connectivity and openness and is the perfect spot for relaxing and enjoying the beautiful views through the large windows that let in the natural light. Heating and cooling is easy with a free standing slow combustion wood heater and brand new Fijitsu reverse cycle air conditioner. Beyond this family area the roomy and bright lounge awaits, offering a cozy retreat with ample space for relaxation. Immerse yourself in the warmth of this inviting space, all while being surrounded by captivating views of the outside gardens and paddocks beyond. The allure of this property extends beyond its walls, with a sheltered rear yard with lush grass perfect for bbq's and creating lasting memories with family and friends and only a short stroll to the bountiful vegetable patch so you can enjoy your own freshly grown produce. Park your vehicles with ease in the spacious area that leads to a stone garage with rear workshop area and to the 4 bay implement shed measuring approx.. 10m x 16m ensuring convenience and shelter for a multitude of vehicles. Additional storage space is available in an old cottage and lean-to shed. This property also has 4 horse stables and 18+ paddocks providing ample room for equestrian pursuits, livestock or simply a serene backdrop for your country lifestyle. Water via a 44m deep bore (with reconditioned pump) supplies water to the entire property. Ensuring consistent water supply even during drier seasons. Electric fencing system and rainwater is supplied to the home. Enviro-cycle and new hot water service. Land use: Residential/Primary Production Council rates: \$887.40pa approx.. ESL: \$95.00pa approx..