

**39 Rosies Road,, Port Elliot, SA 5212**

**House For Sale**

Friday, 29 March 2024

**39 Rosies Road,, Port Elliot, SA 5212**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Vince Le Ray  
0488572730

**\$850,000 to \$895,000**

Sensationally located on the rural fringe of beautiful Port Elliot, this Charming 1920's-character home is set on 4 picturesque acres. Many desirable features of the period, including a spacious entry hall, high ceilings, period doors and feature leadlight. A large country style kitchen, complete with gas hob cooker, and Miele dishwasher. There is also an under-sink water filter. The generous living room is heated by a cosy 'Nectre wood burner and the adjacent formal dining room is warmed with a convenient gas wood log heater. A recent addition to the home includes a self-contained extension ideal for an elderly relative or teenage retreat. Alternatively, this could be a Master bedroom retreat with its own ensuite. A large covered front deck and rear pergola are ideal for entertaining. There is ducted reverse cycle air-conditioning throughout the home. Solar panels, and a security system add to the value. Work from home with good internet connection/coverage. The land includes a fenced backyard, with 3 fenced paddocks and a sizeable dam with water all year round. Ample rainwater storage with a 50,000 litre header tank plus two smaller tanks. The current owners have 3 Alpacas, but the 4 acres would also be suitable for horses. The 3-bay shed, has a pit and a pot belly stove. 2 other sheds on the property could be utilised for a workshop or vehicle storage. A good variety of fruit trees and a chicken run complete your move to the "the good life."NB: Pre-release, more pictures to come, the home will be ready for inspection in a couple of weeks' time. Call Vince 0488 572 730 and register your interest today.