

# 4 Fourth Street, Orroroo, SA 5431

## House For Sale

Thursday, 13 June 2024

4 Fourth Street, Orroroo, SA 5431

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 2026 m2**

**Type: House**



Alison Ward

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## **Best Offer - closing 29th June @ 12noon USP**

Welcome to this immaculate family home in the heart of Orroroo. Situated in a prominent position on a large allotment of approximately 2026m<sup>2</sup>, this outstanding Circa 1915 bluestone villa has been meticulously maintained and is arguably one of the most attractive homes in town.

Enter into the central hallway with original stained glass door surrounds and be transported back in time. At the front of the home, there are two large bedrooms, both carpeted with fireplaces that are currently closed over. The main bedroom also features a split system air conditioner and a ceiling fan. Continue your journey into the living and formal dining room, where again original features abound. Beautiful, pressed metal ceilings, a closed over fireplace, led light surrounds to the side door, even the family pianola!! Hidden under the lounge room with the access being previously where the current bathroom is, is a large dry cellar, having been tucked away for the past 20 or more years..... a perfect place to cellar your wines and store your preserves. A third single bedroom or office/playroom is accessed from the lounge room and is a light and bright space, perfect for working or for the kids to play. The large eat in kitchen has an abundance of cupboard and bench space with hot plates in the original fireplace and a built in wall oven. Heating and cooling are also taken care of by way of a split system air conditioner. The rear lobby/boot room leads into the family room/sun room depending on your needs and is freshly painted, carpeted and also has split system air-conditioning. The family bathroom was installed in the 80's and has a bath, separate shower and toilet with the original bathroom being transformed into a laundry. A second outside toilet is perfect for outdoor get togethers. The grounds of this property are immaculate with established trees and shrubs, roses and blooms as well as a double garage with concrete and power and a chook pen. Water is provided by way of mains water to the garden and rain water to the home. This property has to be seen to be appreciated. Homes of this calibre are tightly held and very rarely come onto the market. **BEST OFFERS BY 29TH JUNE AT 12.00noon (USP) CALL NOW TO BOOK YOUR APPOINTMENT!!!!!!**