

# 401 Cleland Gully Road, Tooperang, SA 5255



## Sold Acreage

Sunday, 25 February 2024

401 Cleland Gully Road, Tooperang, SA 5255

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1 m2**

**Type: Acreage**



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**\$755,000**

Embrace a unique lifestyle on this 4.8-acre property that offers an affordable and enchanting opportunity, nestled amidst untouched countryside with a breathtaking rural panorama. The backyard seamlessly blends with scenic rolling hills. The year-round flowing Tookayerta Creek, stocked with wild life, graces the rear boundary pumping fresh water to the house. Lush paddocks provide ideal grazing for small livestock or a pony. The property boasts extensive rainwater storage and 1.8KW solar electricity, offering the potential for fully self-sustainable living. The modest 1960s-built three-bedroom home provides comfortable living, with the promise of increased value through possible renovation and extension (subject to council consent). The grounds also feature a 12x6m work shed, an external brick outbuilding with versatile potential, and five kennels with former council approval. Noteworthy features include:

- Approximately 100m<sup>2</sup> timber-framed home
- 3 bedrooms with pine flooring master with a generous built-in robe
- Spacious living room with floating floor, slow combustion wood heater, and split system air conditioning
- Kitchen with ample cupboards, bench space, dishwasher provision, and a walk-in pantry
- Roomy laundry/utility area with slate flooring and abundant built-in cupboards
- Bathroom with built-in vanity cupboard and separate toilet
- Tall ceilings throughout
- 1.8KW solar electricity
- Front and rear verandahs
- Single carport
- Two-way gravel driveway
- 12x6m powered workshed
- Brick three-room outbuilding with concrete floor, offering multiple use potential
- Five attached kennels with former council approval for additional income or conversion
- Rainwater storage plumbed to the home
- Lush paddocks with Tookayerta Creek frontage

Built in: 1960  
Certificate of Title: CT5153/692  
Council: Alexandrina Council  
Council Rates: \$530.80 pq (approx)  
ESL: \$87.80 pa  
SA Water: NA  
Land Size: 1.98 Ha (approx)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit.... those who hesitate, will miss out! You will need to register to view this property. Please click on the Book inspection or Email Agent and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations. Disclaimer - land and house size to be used as a guide only