

**4057 Hunter Road, Nildottie, SA 5238**

partners

**Sold House**

Saturday, 12 August 2023

4057 Hunter Road, Nildottie, SA 5238

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1323 m2**

**Type: House**



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**\$360,000**

• Step inside & be surprised!! Beautifully renovated throughout, this is an exciting opportunity to purchase a four bedroom home, with a large shed, and absolutely nothing to do on a large allotment • Located in the heart of town across the road from the local post office, electrical workshop & community town hall where monthly dinners are held with licenced bar, bingo & other various events, only a few minutes down to the river where there is a local boat ramp and picnic area • Glimpses of the river and sunsets are captured from the front porch and from the large picturesque windows of the lounge and three of the bedrooms • Renovated to perfection, the hard work is all done - all that's left for you to do is move in, relax & enjoy, or take advantage of a very strong rental market with an impressive rental history • The kitchen is stunning, positioned at the rear of the home it features a lovely splash-back, dishwasher, electric stove, ample bench and storage options, breakfast bar and a large walk-in pantry • The dining area, adjacent to the kitchen, has a reverse cycle split system air conditioner and a glass sliding door that leads out to the rear, full length verandah with roller blinds • The lounge is of a generous size, with ceiling fan & large picturesque window to take in the views • The main bedroom is very spacious, with a reverse cycle split system air conditioner and a large built-in robe • Bedrooms two and three are also of a generous size, bedroom 2 has a built-in robe, both bedrooms 2 & 3 have split system air conditioners & ceiling fans while bedroom 4/second living has a ceiling fan • The main bathroom is just as stunning, beautifully renovated & brand new it features shower, impressive vanity & toilet • A fabulous feature to the property is a second toilet off the laundry, to solve any bathroom squabbles • Side access into the rear of the property allows loads of room & easy access for caravans, boats, multiple cars or trailers, screened from the rear yard with high fencing providing beautiful peace & privacy • The fully fenced rear yard is just divine, with an entertaining pergola it provides the perfect place to sit & admire the garden or entertain family & friends, with shade blinds on the back verandah that lift away when not required • A large double garage/workshop is in a location handy to the home, providing secure storage for your prized possessions • The front of the home has shade panel blinds which pull down for summer, beautiful new plants have been planted front and rear with an automated system to the lawn & plants as well as drippers • Rainwater is supplied to the home along with the local river water scheme with two new pumps, while a 5KW solar system assists with affordable living keeping your energy bills to a minimum • Just 10mins drive to Swan Reach & Walker Flat, and 40 mins to Mannum, this beautiful home is ideal if you are looking to reside, downsize, invest or simply soak up the river lifestyle