

**409 Bowhill Road, Burdett, SA 5253**



**Lifestyle For Sale**

Wednesday, 17 January 2024

409 Bowhill Road, Burdett, SA 5253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 39 m2**

**Type: Lifestyle**



Adam Hurle - RLA 318694

**\$400,000**

**\*\*FIRST AND ONLY OPEN INSPECTION - SATURDAY 3RD FEBRUARY 10:30-11:00AM\*\*** Located on 39.9ha (98.8ac) this rustic lifestyle property is ready for you to complete and make your own. Roll up your sleeves as this three-bedroom home on acreage is waiting for you. A wonderful character home perfectly fitting into its surroundings. 39.9ha fenced into 4 paddocks, plus a raceway and sheep yards. Mallee shelter belts on the house block for protection and privacy. The land has yielded approx. 300 bales of large round bales; perfect to generate some extra income. The home is constructed of steel framing, local limestone with brick and gyprock internals. Glass sliding door and skylight allow for ample ambient natural light to fill the open plan lounge, meals, and kitchen. The bathroom is huge and is conveniently located as a two-way bathroom servicing the generously sized main bedroom. The bathroom, consisting of open shower, claw foot bath, toilet, and vanity; there is also a second guest toilet. Front and rear verandah for climate control and side pergola with opportunity to extend (footings laid and materials available). Double garage. The home is connected to rainwater only and is powered by solar inverter (may need updating) and battery storage. There is provision to connect to mains power via the power pole on the boundary. A huge 18x14 shed, which could be used as an implement or hay shed or finish off to seal and store items. Some machinery and implements negotiable. Just 6 minutes to the Murray River at Sunnyside, and a short 18 minute drive to Murray Bridge. A great secluded property to use a base for motorsport enthusiasts competing or spectating at the Shell V Power Motorsport Park at The Bend with potential huge storage possibilities. The home does need finishing of electrical and plumbing work, fixtures and flooring but most of the hard work has been done. Get your creative on, roll up your sleeves to complete and create your sustainable lifestyle. Inspection by private appointment only by contacting Adam Hurlle on 0439 545 193. Want to know where your property sits in the market? We'll provide you with a free no obligation market update on your home or investment. Call Adam on 0439 545 193 to arrange a property complimentary property appraisal. Disclaimer Whilst every precaution has been taken to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information contained herein and do their own research. RLA318694