

**429 Law Road, Rockleigh, SA 5254**



**House For Sale**

Thursday, 25 April 2024

429 Law Road, Rockleigh, SA 5254

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 30 m2**

**Type: House**



Damon Brohier  
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Jordan Kuchel  
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**\$900,000 - \$990,000**

Best Offers By 5pm Wednesday the 15th of May (Unless Sold Prior) For those craving a sustainable lifestyle with no close neighbours, this magnificent holding offers a unique off-the-grid lifestyle which is so often sought, yet rarely found. Welcome to 'Amaroo', a truly rare opportunity to secure your very own private oasis with incredible, far-reaching views of the surrounding rolling hills. The large four-bedroom, three living area residence offers generously sized family rooms and extra-large bedrooms, making the most of its peaceful surroundings. The large main entrance leads to a serene second living area, ideal for relaxation. The central living, dining, and kitchen area features a combustion heater which is supported by ample wood supplies on the property. The kitchen is equipped with a 5 burner Euro stovetop, 900mm oven, dual sink, Euro dishwasher, and a walk-in pantry. The property spans 75 acres (approx.), neatly divided into three distinct paddocks. A 31-acre (approx.) front paddock, largely clear and flat, is ideal for grazing livestock such as sheep or cattle, while the 42-acre (approx.) rear paddock, dotted with native trees and shrubs, offers ample firewood and is suitable for horses, camping, dirt bike tracks and offers plenty of room for further shedding, arenas or other facilities. The remaining portion of the land, dedicated to the yard surrounding the home, includes a concrete pad spanning the full width of the house, perfect to be enjoyed as is or complimented by an undercover entertaining area. Additionally, there is a concreted workshop equipped with more than enough storage and shelving to accommodate the needs of the property. Internal features Include: • Large main entrance and secluded second living area • Open-plan living, dining and kitchen with combustion heater • Master bedroom with walk-in robe and ensuite • Extra large bedrooms with built-in robes • Ducted, zoned, reverse cycle air conditioning throughout • Bamboo flooring in common areas • Rumpus room with wraparound views • Main bathroom with separate toilet, vanity and shower and bath • Laundry with built-in cupboards and benchtops • Additional built-in closet in hallway External features Include: • 75 acres including a 31-acre clear front paddock and a 42-acre rear paddock with native vegetation and ample firewood • 6.5kw, 22 panel solar system • Dual LG RESU10 9.8kwh batteries • 10.2kw Perkins diesel generator with automatic activation • Selectronic inverter • 63,000 litres of rainwater storage • Solar hot water with gas hot water backup • Concrete pad ready for an outdoor entertaining area • Concreted workshop with extensive storage and shelving • Ample space for additional structures in rear paddock Complete with all the necessities for comfortable and sustainable living, this exceptional property offers a unique opportunity to enjoy a luxurious, family home in a tranquil setting. Located just minutes from the bituminised Reedy Creek Road, this property is a 15-minute drive to Murray Bridge, 35 minutes to Mount Barker, and an hour to the Adelaide CBD. 429 Law Road, Rockleigh presents an unparalleled opportunity, an inspection truly is the only way to appreciate the full package on offer. Specifications: CT | 6095/243 Council | Murray Bridge Built | 2014 Builder | Sterling Homes Land | 30.2 Hectares For more information, please contact Damon Brohier on 0422 856 686 or Jordan Kuchel on 0448 848 242. Available 7 days. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Therefore, interested parties should make their own inquiries and obtain their own legal advice.