

**44 Shortt Road, Glossop, SA 5344**



**House For Sale**

Wednesday, 12 June 2024

**44 Shortt Road, Glossop, SA 5344**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 3557 m2**

**Type: House**



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**\$451,000**

Experience the charm of a bygone era with all the comforts of today in this stunning 1940s home. Recently renovated and set on a vast 3,557m<sup>2</sup> plot, this residence includes three well-appointed bedrooms and a tastefully modernized bathroom. The 5-kW solar system provides energy efficiency, while split system air conditioning in the lounge, living area, and entrance keeps the home comfortable no matter the season. Additional features include a sizable shed/garage, carport, and a gas instant hot water system. The central irrigation trust domestic water supply ensures your garden stays lush and green. Conveniently situated between Berri and Barmera, you'll enjoy the best of both worlds - peaceful rural living with easy access to town amenities. Don't miss the opportunity to own a piece of history, updated for modern living. To book an inspection time please call Amanda on 0458 938 340 or Tarque on 0455 505 788. Property Particulars • Built in 1940 • Land Size 3,557m<sup>2</sup> • 5.0Kw's solar system • Westinghouse cooktop & wall oven to the kitchen • Panasonic split system air conditioning to the lounge, living & entrance • Gas instant hot water system Bosch • Dual blinds to the dining, kitchen areas • Laminated click floor to main thoroughfares • Carpet & Ceiling fans to all bedrooms • Built-in cupboards to bedroom 1 & 3 • Bathroom with shower alcove & separate bath • Rainwater Storage • Central irrigation trust domestic water supply • 3 Phase power to the shed/ garage • Carport approximately 6.5m x 4.2m steel framing • Shed/ garage approximately 11.6m x 14.7m steel/ timber framing, power, lighting, concrete flooring, 3 x sliding doors • Zoning Rural Horticulture RuH