

445 Craneford Road, Flaxman Valley, SA 5235

Lifestyle For Sale

Wednesday, 24 April 2024



445 Craneford Road, Flaxman Valley, SA 5235

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 7 m2

Type: Lifestyle



Guy Draper
0417810828



Loren Fowler
0402075912

EOI Close 20-05-2024 @ 5pm (USP)

Escape to your own slice of paradise at this meticulously maintained 18-acre lifestyle property in the serene countryside of Flaxman Valley. Crafted in 2002 by Format Homes, this magnificent steel framed home with recent upgrades, blends timeless charm with contemporary comforts for the ultimate rural retreat. Every corner of this home is designed to capture breathtaking vistas, with traditional elements seamlessly melding with modern enhancements. Step inside to discover a flexible floorplan adorned with high 2.7m ceilings, accentuated by a sweeping return verandah that offers panoramic views of the surrounding landscape. Entertain guests in style in the impressive lounge room or the open-plan living/dining area, where sliding doors beckon you to the great outdoors. The heart of the home lies in the brand-new, chef-inspired kitchen, boasting neutral tones, ample bench and cupboard space, and top-of-the-line appliances. Retreat to one of four bedrooms, including a spacious master suite with a large walk-in robe and access to a two-way bathroom. The fourth bedroom features its own toilet, perfect for a home office or utility room. Stay cozy year-round with a combustion fireplace and split-system air conditioning, ensuring comfort in every season. Additional space to utilize includes a garage under the main roof, ripe for conversion into a rumpus room or perhaps even a self-contained granny flat/teenagers retreat. Step outside to explore landscaped gardens, an inviting outdoor entertaining area, and ample fruit trees and lawn space. A carport for two cars, a 9x15m shed, and a similar sized implement shed for farm machinery, caravan etc. For those with a passion for farming, this property offers three well-fenced paddocks equipped with electrified fencing, ideal for horses, sheep, or cattle. A fully equipped bore, dam, and approximately 20,000 gallons of rainwater storage provide ample water for all your agricultural pursuits. Conveniently located just 6km from Angaston and a short drive from Tanunda and Eden Valley, this idyllic retreat offers easy access to shopping precincts, local schools, and all the amenities you need. Whether you're seeking a complete lifestyle change or expanding your existing endeavors, this property offers the perfect canvas for your rural dreams to flourish.