

445 Old Port Wakefield Road, Two Wells, SA 5501



Other For Sale

Tuesday, 30 April 2024

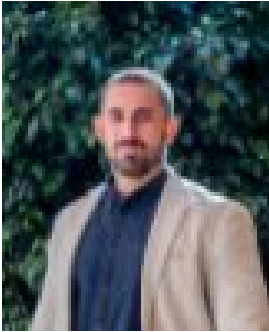
445 Old Port Wakefield Road, Two Wells, SA 5501

Bedrooms: 4

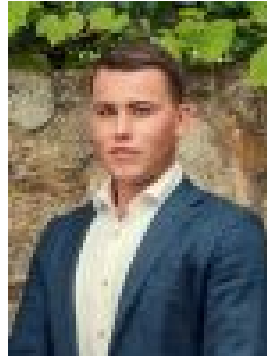
Bathrooms: 2

Parkings: 2

Type: Other



Jamie Wood
0403592500



Connor Young
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Auction Online | Unless Sold Prior

Jamie Wood and the Team at Ray White are proud to present 445 Old Port Wakefield Road, Two Wells. This modern Distinctive Homes property built in 2020, offers the perfect blend of space, comfort, and tranquillity. Step inside and be greeted by the warmth of two large living areas, providing ample space for relaxation and entertainment. Whether you're hosting gatherings with friends or enjoying quiet evenings with family, there's room for everyone to spread out and unwind. Retreat to one of four generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. With two well-appointed bathrooms, morning routines are a breeze for the whole family. Set on a sprawling 4.45-hectare corner block, this property offers plenty of space to roam and explore. Step outside and discover the expansive verandah area, perfect for enjoying the beauty of the outdoors in comfort and style. With an abundance of vacant paddock space, the ability to create your own oasis with this blank canvas by adding pools, additional shedding or yards for horses, sheep and other larger pets. For the astute investor, there is the potential for future subdivision, with potentially 3 x 1 hectare additional blocks, which would still leave the 1.45 hectare block where the current house resides, creating a possibly lucrative future development. (STCC) Concerned about the rising cost of living? Look no further! This home is entirely off-grid, boasting extensive power and water storage capacity. With zero power and water bills, you can save thousands annually. Featuring a massive 127 KL rainwater storage, 20 kWh battery storage and an 8 kW Kubota backup generator you'll never have to worry about another water or power bill plus receiving the enjoyment of knowing your carbon footprint is minimal!. Nestled amidst the serene landscapes of the Adelaide Plains, Two Wells is conveniently located close to essential amenities such as schools, local shops, eateries and recreational facilities. Commuting to major urban centres such as Gawler and Elizabeth for shopping is a breeze, as the commute to Adelaide CBD is 35 minutes via the Northern Expressway. Enjoy the peace and privacy of rural living, surrounded by the beauty of nature at every turn, while having all the conveniences of city living is easy to reach! A wonderful opportunity for growing families and investors alike, do not miss this one as it's sure to go fast. Register your interest with Jamie Wood on 0403 592 500 today!

Features-
Easy access to the property, being a corner block, off two main roads Old Port Wakefield Road and Gawler River Road- Upon entering the house you are greeted by a sleek neutral palette with large modern tiles that flow from the entrance through to the main living areas- The formal lounge located at the front of the home boasts a double door entry and plenty of natural light- The spacious master bedroom includes a walk in robe which provides the entry to the ensuite that has two basins, two showers and gorgeous feature tiles- Well proportioned bedrooms 2,3 and 4 all with mirrored built in robes- Situated between the bedrooms is the main bathroom that carries through the feature tiles and has separate basin and toilet- The laundry has an abundance of cupboard space and an exterior exit- In the heart of the home you'll find the huge open planned kitchen, living and meals area lit with both natural light and down lights throughout- The kitchen is a chef's delight, giving additional dining on the island bench as well as providing plenty of preparation and cupboard space, modern appliances and an expansive walk in pantry - Bulkhead ceilings adorn the back family room/ home theatre, creating space and a cosy atmosphere- Split system heating and ducted evaporative cooling provide year round comfort- NBN Fixed Wireless Available with ethernet data cabling in each room making accessibility easy- Indoor to outdoor entertaining is a breeze with the kitchen, living and meals seamlessly transferring to the side verandah area through the sliding glass doors- Whether you're sipping your morning coffee as you watch the sunrise or hosting barbecues with loved ones, the versatile outdoor veranda space is sure to become a favourite gathering spot- Ongoing living costs are minimised with 10KW solar array installed with a 20KW battery storage and an 8 kW Kubota backup generator and 127,000L of rainwater plumbed to the home- Vacant paddock space which could be perfect to create your own oasis with either hobby farm, horse paddocks, build additional shedding or install a pool or the potential for future investment with subdivisions (STCC)

More info: Built - 2020 Land - 4.450ha (approx.) House - 242 sqm (approx.) Frontage - 311m (approx.) Zoned - RuL - Rural Living \ AH - Animal Husbandry Council - ADELAIDE PLAINS Hot water - Instant Gas (LPG) Sewage - Septic Solar - 10KW Array with 20KW battery NBN - Fixed Wireless Available Rates: \$3,165.00

This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser

should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.