

45 East Terrace, Callington, SA 5254



Sold House

Thursday, 10 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



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\$497,500

Exquisite Perfection: Timeless Charm & Grace Prepare to be captivated from the moment you lay eyes on this remarkable property! Meticulously restored stonework, showcasing an array of beautiful colours including Bluestone, Greystone, and Limestone, breathes new life into the facade of this historic stone cottage dating back to circa 1900. Step inside and be transported back in time as you discover original stonework adorning most rooms, adding to the enchanting allure of this magnificent residence. Each room exudes its own unique character, starting with the living room, featuring a functional open fireplace, charming straw-lined ceilings, and cosy display nooks and shelving. The kitchen showcases masterfully crafted stonework, where the fireplace has been transformed into a delightful sitting area. Additionally, the family area boasts slate tiles, wooden ceilings, a split system air conditioner, and a newly installed slow combustion heater, providing comfort and style. The cellar presents an exciting opportunity for your imagination to run wild. With the clever addition of a mezzanine loft, perfectly sized to accommodate a double bed, could this become the secret bedroom for the kids? The decision is yours to make! Furthermore, the property offers a generously sized laundry with a spacious linen press, along with a large bathroom equipped with a beautiful claw foot bath. Spanning across 163m² of living space, this dwelling is nestled on a 1012m² block. Indulge in year-round entertainment within the undercover entertaining area, seamlessly integrated with expertly crafted stonework. Enjoy complete privacy as you gaze upon the serene views of your own private garden. The rear garden is a true sanctuary, featuring a hand-laid stone pathway surrounded by lush grassed areas and mature trees. Additional highlights include a large chicken enclosure - 4 heritage breed chickens and a rooster are available to the buyer at their request, a garden shed, large no dig garden beds to accommodate vegetables all year round, and a fully irrigated (manual) watering system, ensuring your thriving vegetable patches keep thriving! Car enthusiasts will appreciate the convenient car storage provided by a 4.0m x 14.1m carport, capable of accommodating four vehicles. Furthermore, a (7 x 8 m) workshop situated at the rear of the property.

Features You'll Love:

- Self-sustainable house featuring a comprehensive water tank system.
- Built in 1900 with additions in 1988.
- 1012m² allotment.
- Bosh Dishwasher and Fisher and Paykel Oven.
- Gas hot water system with electric starter.
- Combustion heater.
- Split system air-conditioning.
- Cellar.
- Overhead loft (4th bedroom).
- Workshop.
- 30,000L Rainwater tank.
- 7m x 8m shed.
- Irrigation system throughout the entire gardens - manually turned on.

Located just 15 minutes away from both Mount Barker and Murray Bridge, the charming township of Callington offers an idyllic place to call home. Local amenities include a general store, Callington Pub, and the Callington Primary School. A property of this calibre is bound to attract significant interest. Don't miss your chance to secure this extraordinary home. Feel free to register your interest prior to any upcoming open inspections. Disclaimer: 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 - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947