

# 46 Rodwell Road, Woodchester, SA 5255

COLEMAN PROPERTY  
ADELAIDE HILLS

## House For Sale

Tuesday, 28 November 2023

46 Rodwell Road, Woodchester, SA 5255

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Anthony Coleman

0401137175

## **Best Offer by 12th December (USP)**

On a flat useable allotment offering endless lifestyle opportunities. The home has a lovely open plan country style kitchen, dining room and lounge, with a separate family room and game/rumpus room. It comprises of four bedrooms with an additional spare room or study area and two bathrooms and is serviced by two split system air-conditioners, energy efficient LEDs throughout the house, a continuous instant flow hot water system, a 3.5kW Solar system with a 5kW inverter and an evaporative cooler. The three acres consists of a large holding yard for horses or other animals, two stables, and a tack room. Fenced into 3 paddocks plus the house block with plenty of established trees throughout the property. There's a tool shed, 2 garden sheds and a large double carport. An ample supply of rain water accompanies this property with over 60,000 litres available, and a holding tank for the creek water. Water can be pumped up from the creek to supply water for animals and other domestic uses. The creek provides a beautiful relaxing area with large pine trees to sit under and unwind while taking in the native wildlife. It's well positioned with just 8 minutes to Strathalbyn, 15 minutes to Mount Barker, 10 minutes to the freeway and only 45 minutes to the City. The school bus picks up right outside the gate each school morning. A lovely stone wall at the front sets this property apart with many established trees providing great privacy. An opportunity like this doesn't come along too often at this price so don't miss your chance to own your very own beautiful piece of land. You won't be disappointed.