

6 Riverview Drive, Callington, SA 5254



House For Sale

Thursday, 7 December 2023

6 Riverview Drive, Callington, SA 5254

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1012 m2

Type: House



Anna Locke  
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**\$565,000 - \$600,000**

An amazing opportunity to purchase "Little River Cottage" a superb recreation of old-world cottage charm with modern conveniences and a private, leafy outlook over the Bremer River. Step inside this 2020 craftsman-built home and immediately feel the quality, from the wide entrance hallway, spacious living areas, large porcelain tile flooring, high Baltic Pine timber ceilings and wonderful use of timber and iron with a clever mix of modern and old style. Spacious but cosy, light and bright open plan living room with downlights, adjacent to the fabulous dining area with chandelier, fan and feature high ceilings. Flows to the country style kitchen with beautiful cabinetry and Mountain Ash benchtops, feature island, large walk-in pantry, 900mm Westinghouse oven with 5 burner gas cooktop and don't worry the owners have made a provision for a dishwasher if you want to add one. Lovely spacious bedrooms with the master having a built-in robe plus half ensuite with toilet and vanity. Large main bathroom with free standing bath, shower, toilet, vanity and extra cupboards and benchtop with space for your washing machine and extra support in the wall for a dryer. French doors from the kitchen/dining area open out to the fully fenced rear yard with undercover paved rear pergola with cafe blinds, making it the place to be to enjoy the afternoon sun or entertain family and friends. Also, don't forget the separate studio/granny flat that includes kitchenette with meals area and small sitting room plus a third bedroom behind a partition wall. This private retreat is multifunctional, currently disposed as home office/3rd bedroom, but perfect as an art studio, or for visitors to stay, or a place that any teenager would love to have as their own. Set on over 1000sqm of level land the wonderful productive gardens have been thoughtfully designed with numerous fruit trees including peach, nectarine, pear, plum, apricot, lime, orange, mandarin, fig, olive and space for a veggie patch. Plus watering system and a lovely little outhouse, so if gardening or kids outside playing, there is no need to go back inside to use the bathroom. There is a large double carport plus secure garage and workshop with high single roller door, power, thermal ceiling blanket and ceiling fan perfect for anybody who likes to tinker away in the shed. There is also a 14.56 kW solar system to reduce your power bills PLUS a 12.8 kW battery backup which will give you power during a blackout to run your basic amenities. There is so much on offer here, don't delay, enquire today and before you know it you could be sitting on the Cobblestone front verandah enjoying a quiet cuppa in your own piece of paradise.\* Architecturally designed, Heritage compliant cottage\* Separate studio/granny flat\* 3 separate toilets \* Huge 14.56 kW solar system with 12.8 kW battery back up \* Space to park a large caravan or boat \* Security screens to house and studio plus roller shutters to lounge and kitchen\* Reverse cycle air-conditioning in main house\* Cafe blinds to the pergola \* Thermal insulation foil boards \* R4 installation in external walls, R2 in internal walls\* Ecco glass in windows \* Watering system with timer\* NBN satellite dish on roof \* Cat 6 wiring\* Ceiling fans \* Rainwater tank\* Dishwasher provision