

# 61B Cromer Road, Birdwood, SA 5234

## House For Sale

Friday, 26 January 2024

61B Cromer Road, Birdwood, SA 5234

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 11 m2

Type: House



Jeff Lind

0413186214

**\$1,149,000 - \$1,199,000**

\*\* Please note this property will not be available for inspection until Saturday the 3rd of February. Please email Jeff with your interest and a time will be advised once confirmed. You will enter via a long tree lined driveway to a private and secluded gum studded setting offering privacy, seclusion and a great rural outlook whilst being only a very short drive to Birdwood and all its facilities. The property is a perfect multigenerational opportunity with the two dwellings giving flexibility to a variety of family mixes. The substantial main dwelling offers 4 bedrooms plus study or 5 bedrooms and would suit either a large family or extended family with the ability for a second wing ideal for an elderly mum or dad. There is a large solid timber kitchen with wall oven, ceramic cooktop, dishwasher and walk in pantry, a dining room, lounge with open fireplace, a large family/living room with combustion heater and ensuite and walk in robes to the master. There is also a separate study and adjoining rear games/ living room, main bathroom, and laundry. The rooms are spacious and there is a view from every window. To the front and rear of the main living areas are raised verandahs and there is an elevated patio/entertainment area plus there is another carport. Downstairs there is a 3 car garage/ workshop being perfect for those who like to work on their vehicles with direct access to indoors, a storeroom and a good size cellar. The second dwelling offers a 2 car carport, 2 bedrooms, lounge, study, kitchen and bathroom and has its own front lawned area. Outdoors there is a large workshop /garage with mezzanine floor offering room for more vehicles and there is approximately 145,000 litres of water storage, 2 dams and a established bore. The land is mostly gently undulating and has the hill overlooking Birdwood and the rear paddock sloping down to the River Torrens which runs through the back corner of the property. The land is split into a number of paddocks and would suit those with horses or other livestock. If you have been searching for a rural setting with neighbours at a distance whilst still being close to facilities, then this is the one for you. To inspect the property or for more details call Jeff Lind on 0413186214. All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.