

**72 Kangaroo Flat Road, Kalangadoo, SA 5278**



**House For Sale**

Wednesday, 8 May 2024

72 Kangaroo Flat Road, Kalangadoo, SA 5278

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Area: 3 m2**

**Type: House**



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**\$375,000 - \$390,000**

Nestled amidst the gum trees, where the quaint & charm meets opportunity in this picturesque property on two titles just on the outskirts of the township. Set on approximately 9.5 acres and zoned rural, this is an excellent start out property for those with horses or wanting to their own little hobby farm. The gorgeous treelined driveway with front entering timber gates leads to the home block. The home sits surrounded by beautiful, lush green lawns and boasts:

- Two bedrooms, separate dining or 3rd bedroom if needed
- Two living rooms both with s/c wood fires and one with reverse cycle air con
- Kitchen with a new oven, good cupboard & bench space
- Bathroom with a shower over the bath, standalone basin and recently painted
- The laundry is spacious with wash trough and freestanding dishwasher

A tranquil setting is the decked entertaining area enclosed with blinds and access through to the toilet and the double carport. The home in the past years has been re-wired and insulated and has a 6.6KVA solar system to help with the electricity bills. Mains water is connected at the boundary front fence of Allotment 4 which is not currently used by the owners. Water to the property is supplied by equipped bore with pump (approx. 4 years old) and runs the taps outside, the pop-up sprinklers and water to the stock troughs. Water to the troughs are two ways – from the overhead tank or from the pressure system. Rainwater capacity of 10,000 gallons with pressure pump is connected to the home. The property is fenced into five paddocks plus the home block and a small area behind the massive shed has had lucerne grown in the past years to help finish of some lambs. There is plenty of shedding or undercover vehicle areas, with a massive 16m x 10m GI shed is only 4 years old, has an opening of 5m with 2 roller doors so plenty of room for the caravan, tractor, or horse float, plus a PA door, 2 bay open carport and attached tack room plus the double carport off the side of the home. The cattle yards are sturdy and has a ramp and holding yard. There are three stables joined together behind the home, these are also perfect for dog enclosures as well. Amongst the established plantings and the stunning gum trees, there are mature fruit trees, from apple (red lover & golden delicious), mulberry, peach, cherry, olive, plum, lemon and apricot. Embrace the tranquility of country living while unlocking endless potential that this property has.