

752 Inman Valley Road, Lower Inman Valley, SA 5211



Sold Acreage

Tuesday, 21 May 2024

752 Inman Valley Road, Lower Inman Valley, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 10 m2

Type: Acreage



Nick van Vliet
0416088556



John Lewis
0429130444

\$960,000

Nestled on 25 acres of land, with absolute frontage to Inman river, the Circa 1925 home has 2 living rooms, 3 bedrooms, 2 bathrooms and raised deck. Additional features include detached lines studio, six paddocks, shedding, a blue gum plantation, river frontage and much more

What We Love About The Property;

Home;

The home features lofty ceilings throughout, creating an open and spacious atmosphere

Freshly painted throughout

The open-plan kitchen, dining, and living area features an expansive bay window that floods the space with natural light, and has glorious views over the countryside. The split system air conditioner keeps you comfortable, and the Scandia slow combustion heater offers wonderful ambience in the cooler months . The main living area has direct access to the deck

The kitchen is fully equipped with a dishwasher, microwave recess, oven, electric cooktop, rangehood, and ample storage space. It also includes a breakfast bar for casual dining

A second living area has original Jarrah flooring and a cosy slow combustion heater

The main bedroom is generously sized, with convenient access to the decking area and provisions for a walk-in robe

Bedroom 2 is huge

Bedroom 3 is good in size while offering hardwood floors, external access, built-in robes and a charming open fireplace

As you enter the home, you'll find a convenient mudroom equipped with storage space and a bathroom

Additional bathroom located near bedrooms 2 and 3 is equipped with a shower, vanity and toilet

The laundry is conveniently located next to the mudroom at the front of the house. It is equipped with a built-in trough and additional storage space

The external studio is fully lined, provides a spacious area perfect for hosting visitors, an extra bedroom, artist studio or home office. To ensure comfort year-round, a split system has been installed, and it even has a verandah

Outdoors;

As you drive in you are greeted by nature, with the house on your right and the shedding on your left

Offering a triple car carport and plenty more of parking you are bound to fit your boats, caravans, trucks and more

The home features a spacious elevated deck, perfect for summer-night dinners with friends while enjoying the peaceful surroundings

The house paddock has a huge lawn area where kids or pets can play, with the added convenience of keeping an eye on them if needed

Handy outside toilet

The property offers 6 paddocks plus the house paddock. Electric fencing surrounds the perimeter and internal fences

The Inman River flows through the property, offering a fantastic opportunity for backyard fishing. Catch a redfin fish for dinner

8x15m shed with concrete flooring and power/lighting

Old dairy with concrete flooring and power/lighting

6x6m firewood shed

Cattle crush

Ramp yard

Blue Gum plantation

Chook yard and fruit trees

Small dam

Services;

Mains power connected

Septic system

Electric hot water service

70,000L rainwater tank storage

Pump at river for stock and garden use

Wireless internet

Electric fencing

Roadside mail delivery

School bus available

Location;

5 minutes to Victor Harbour Golf Course

9 minutes to Victor Harbour Center

18 Minutes to Horseshoe Bay – one of South Australia's favourite beaches and home to the famous Port Elliot Bakery

1hr 18 minutes to Adelaide CBD

Certificate of Title - 5939/764

Council - Victor Harbor

Zoning - Ru - Rural

Year Built - 1925

Land Size - 25 Acres

Total Build area - 330m²

Council Rates - \$2,584.20 pa

Emergency Services Levy - \$109.40 pa

Escape to this idyllic retreat, where every day offers the opportunity to immerse yourself in the tranquillity of nature. With its spacious living areas, versatile layout, and abundance of outdoor amenities, this property promises a lifestyle of comfort, convenience, and endless possibilities. Come check it out; you're gonna love it!

All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

Ouwens Casserly - MAKE IT HAPPEN™

RLA 275403