

**76 Trainers Way, Strathalbyn, SA 5255**



**Sold House**

Monday, 4 September 2023

76 Trainers Way, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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**\$960,000**

Ray White Strathalbyn proudly presents a 4 bedroom, 2 bathroom 2006 built home situated on an impressive 2-hectare parcel of picturesque land. This meticulously maintained acreage property presents an exceptional opportunity for your family's long-awaited abode. The residence boasts a generous expanse of space, comprising four well-proportioned bedrooms, an open-plan kitchen/living area, and a master bedroom that offers a captivating view of the expansive grounds. The master bedroom also features its own private ensuite and a convenient walk-in robe, ensuring orderly storage of personal belongings. To ensure year-round comfort, the home is equipped with a centrally located combustion heater as well as a split system air conditioner. Designed to cater to every equestrian enthusiast's desires, the property includes a spacious 15.7 x 12m shed with two pre-built stables, along with ample space for safely parking your equestrian trailer. Complementing the property's allure, a substantial veranda graces the front of the house, commanding panoramic vistas of the arena and lush paddocks. This serene setting provides an idyllic retreat to unwind after a demanding day and serves as an exceptional space for entertaining cherished friends and family. This property encompasses an array of desirable features, including picturesque and verdant paddocks for your pets to roam, an inviting veranda for hosting unforgettable gatherings, and a meticulously maintained home that is move-in ready.

**Internal features:**

- 2006 Built
- 4 Bedrooms
- Master bedroom with Walk-in robe
- Ensuite
- Split System Air Conditioning
- Combustion Heater

**External features:**

- 2-hectare allotment
- 15.7 x 12m with ample power points, concrete floor, and fluro light
- 2x Stables
- Dressage arena 60 x 20
- Double carport under the main roof
- Fully fenced yard
- Rainwater Tanks
- Solar 6.5 / 22 panels
- 3x rainwater tank 22,500 litre
- Mains/tank water to all paddocks, irrigation & wash bay
- Electric fencing
- 3x yards
- 5x paddocks
- Dual access

**Nearby features:**

- 3-minutes to the Local Swimming pool
- 3-minutes to Local Shopping District
- 4-minute to the Historic Strathalbyn's High Street
- 4-minutes to Strathalbyn Local Schools

Located in the beautiful township of Strathalbyn, minutes to all amenities including parklands, shops, public transport, and schools, this property exemplifies the ease of living and sets the benchmark for style and quality. Strathalbyn is only a short 20-minute drive to Mt Barker or the rural city of Murray Bridge and 70 minutes to the Adelaide airport. All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.