

**77 Clare Road, Kapunda, SA 5373**



**Other For Sale**

Tuesday, 21 May 2024

77 Clare Road, Kapunda, SA 5373

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Other**



Michael Dittmar  
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## Auction Online | Unless Sold Prior

Michael Dittmar & Lee Thomas are proud to present to market 77 Clare Road, Kapunda! This lifestyle property is not one to be missed with its established 3 bedroom, 1 bathroom cottage, expansive shedding and over 18 acres of land (approx.) with the potential for subdivision (STCC). This lovely character home boasts original features and a solid structure, making it a fantastic canvas for your renovation dreams. The open plan kitchen and dining space offers plenty of storage space, vast countertop space and an island for additional space for you to cook up a storm with family and friends! The living areas include a spacious and generously sized lounge room with combustion heater, ideal for keeping warm during the winter months & a sunroom at the front of the property. 3 well sized bedrooms offer privacy and comfort with ease of access to the main bathroom. The generous low maintenance backyard is perfect for creating an outdoor oasis, with plenty of room for gardens, entertaining areas, or additional structures. While the expansive land offers endless possibilities, including the potential for subdivision (subject to council consent). This is a golden opportunity for developers or investors to maximize the property's value. Enjoy the charm of Kapunda with its historic buildings, local shops, schools, and amenities all within easy reach. Plus, the property is just a short drive to the Barossa Valley, one of Australia's premier wine and food regions. Whether you're a first-time buyer looking to create your dream home, an investor seeking a profitable project, or a developer aiming to capitalise on the subdivision potential, 77 Clare Road offers something for everyone. The potential here is only limited by your imagination!

**Features:**

- Kitchen features an electric cooktop and stand alone oven, great for meal preparation and plenty of storage options.
- Easy to maintain laminate flooring throughout the kitchen and dining areas.
- Ceiling fan in the lounge room, ideal for air flow.
- Bedroom 3 features a window mounted air conditioning unit for air comfort during the summer months.
- Rumpus room, separate to the main house is a great addition for privacy and storage.
- The under-cover back verandah features blinds for additional shade.
- Well maintained backyard holds endless possibilities for a vegetable garden, grassed area and plenty of space for more plants!
- Multiple chicken coops and shearing sheds on the property.
- Workshop shed has concreted flooring.
- Lean to carport is great for another storage option for vehicles, caravans or trailers.
- Over 18 Acres of land
- Currently 18 Allotments
- Potential for further subdivision (STCC)

**More Info:** Built - 1900 Land - 82816 sqm (approx.) House - 115 sqm (approx.) Frontage - 142.2 m (approx.) Zoned - N - Neighbourhood Council - LIGHT To register your interest please phone Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373