

78 Cartwrights Road, Naracoorte, SA 5271



Sold Other

Tuesday, 21 May 2024

78 Cartwrights Road, Naracoorte, SA 5271

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 15 m2

Type: Other



Lee Curnow

Contact agent

Operate your own small business, or just sit back and enjoy the serenity - the choice is yours! Ideally located on Naracoorte's outskirts is this attractive four bedroom family home on approximately 15.07ha (37.2 acres). With picturesque views in all directions, the property provides absolute serenity, but also the convenience of being located just a six minute drive from the town centre. The productive land lends itself to a hobby sized business such as growing lavender or vegetables (or whatever you like), with a good sized shed with three phase power right alongside the home for any packing and processing requirements. Stepping from the cover of a bull nose veranda which spans the entire front of the home, the front door opens to a modern open plan kitchen with breakfast bar, dishwasher and electric appliances. Connected to the kitchen is a carpeted family room, with the whole area heated and cooled by a split system air-conditioner, along with the added comfort of a slow combustion heater. Attached to the family room is a sitting room/office with built-in cupboards. Also accessible from the main kitchen/living area is a fourth bedroom with open-sided cupboards which could double as a second living area. A large family bathroom has bath and shower, toilet is separate. The laundry is neat and functional and has outside access with a Hills Hoist clothesline close at hand. Generous rainwater storage of 2 x 5,000 gallons is plumbed to the home, with a manual water system on bore for the easy care garden and lawns which surround the home. The property has a brand new septic system. Sliding doors at the rear of the home open from the family room to a covered outdoor retreat area, with a three vehicle carport alongside. An adjoining shed has three phase power and concrete floor. The house is perched on top of a hill offering superb 360 degree views, and is accessed via a long driveway from Cartwrights Road bisecting the two paddocks belonging to the property. The land totals approximately 15.07ha (37.2 acres) and is on two separate titles comprising 13.35ha (33 acres) and 1.72ha (4.2 acres). A smaller paddock which can be overseen from the front veranda is on the right of the driveway, while a much larger, second paddock featuring stock yards, a small makeshift shearing shed and storage shed - is on the left. With its variable depth grey to black friable clay soils over limestone, the larger paddock has been cropped for Lucerne in the past but more recently has been used for running stock. If Lifestyle, Location and Land are at the top of the list for your new home, this one has them all. Book your inspection with Lee now on 0427 620 864. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833