

# 8 Hancock Road MULLAQUANA via, Whyalla, SA 5600

REAL ESTATE

## House For Sale

Thursday, 17 August 2023

8 Hancock Road MULLAQUANA via, Whyalla, SA 5600

Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 3 m2

Type: House



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## Freshly Painted Open Plan Living & Hallway

PLEASE NOTE THIS PROPERTY HAS JUST HAD A FRESHEN UP AND IS LOOKING FANTASTIC, A RE-INSPECTION IS ENCOURAGED FOR PREVIOUS VIEWERS:1. THE PROPERTY HAS HAD NEW LED DOWNLIGHTS INSTALLED TO BRIGHTEN UP THE SPACE2. THE OPEN PLAN LIVING/DINING/KITCHEN, HALLWAY, LAUNDRY & TOILET HAVE JUST BEEN RE-PAINTED WHITE2. THE LIGHT & FAN SWITCH COVERS HAVE BEEN REPLACED TO WHITE COVERSJordan Foster representing Robin Hood Real Estate is pleased to present to you 8 Hancock Road, Mullaquana SA 5608 (Whyalla).This large family abode positioned on 3 hectares (7.4 acres) offers you a getaway from the hustle and bustle, yet the convenience of being within such close proximity to the Whyalla township. Located just a short 7 minute (5.1km) drive from Westland Shopping Centre.Not only does the house itself provide ample room for the whole family; the yard with road train access provides plenty of space for all your toys - trucks, boats, cars, motorbikes, caravans, etc.This property would suit a large family or would even be perfect for a business to house their workers and machinery.There is a large 60x30x12ft shed with a 60x20ft lean-to-carport. The shed offers hard to come by three-phase-power, high clearance doors, a two and a half tonne hoist, a 6500 pound winch on mezzanine floor with 360 degree crane to lift motors. There is extra concrete mesh under the hoist area.The property has an additional 19x7ft garden shed.The home itself boasts 5 bedrooms, 2 bathrooms and 2 living rooms.The main open plan kitchen, dining and lounge area is tiled and temperature controlled by a split system air conditioner and a combustion wood fire.The master bedroom has an ensuite, walk-in robe, ceiling fan and air conditioner.There are two additional bedrooms with split system air conditioners.There is a linen cupboard in the hallway.An extension was completed to add a fourth and fifth bedroom off the under main roof carport.This offers potential to generate extra income by renting out excess rooms and if you want an additional living room, you could convert the carport into another lounge area.The kids will love living here! You are a generous distance from neighbours to make plenty of noise. There is a great playground and cubby house and heaps of space to ride your motorbikes with your very own jumps.Additional features include:• Lead light glass in hallway door panels• Feature tile wrapping around the bottom of the walls in the sunken lounge• High ceilings (9ft throughout, with the sunken lounge being 12ft)• Kitchen with near new dishwasher, double sink and water line plumbed to the fridge• Red gum in kitchen and both vanities• Custom made antique hanging ladder attached to roof rafter in kitchen for pots, pans, cups and utensils• Red brick quoin work on front wall with blue stone features• Main bathroom with claw foot bath, handcrafted vanity and temperature controlled shower head with three pressure settings• Beautiful bay windows with winders and double french doors in the open plan living• Large undercover patio with Queensland spotted gum posts• Bull nose verandah around the house• Double insulation in ceilings above the three bedrooms in main part of the home• The walls are insulated• Dual phone lines - one line for standard home phone and one for fax (currently disconnected at the street)• Premium waffle pod foundation• Outside wood fire oven with two levels (one for pizza and one for roast) - brick inside & bluestone on outside• Garden bed area ready to plant your very own vegetable garden• White nectarine, apricot and moreton bay fig trees• Large 37x19ft railway sleeper undercover patio with outdoor bar acting as the perfect party area with sand!• You can even see the Whyalla city lights from the property.No expense was spared when this home was built. Quality choices and practices when building have resulted in this phenomenal, safe, secure and future proof home. Don't miss this incredible opportunity to own your own piece or paradise.Be quick to secure this rare and unique offering. We encourage your offer.Contact Jordan Foster on 0477 097 941 to schedule your private inspection.Certificate of Title - Volume 5421 Folio 154ALLOTMENT 118 DEPOSITED PLAN 47141IN THE AREA NAMED MULLAQUANA HUNDRED OF RANDELLEasements listed on the Certificate of Title: NILLand Size: 3 hectares, approximatelyFrontage: 100 metres, approximatelyDepth: 300 metres, approximatelyCouncil Area: THE CORPORATION OF THE CITY OF WHYALLAZone: Rural LivingCouncil Rates (2022-2023): \$TBA per annum, approximatelySA Water (2022-2023): Supply \$70.80 per quarter + Water UsageThis property has an independent septic tank with 2 soakage pits - you will source your own contractor to pump when required.Disclaimer: Measurements and boundary outlines are approximate and are to be used as a guide only.All information provided including rates, distances, furnishes, finishes and inclusions have been obtained from sources we believe to be accurate including but not limited to the Vendor; however, we cannot guarantee its accuracy. We take no liability for any errors or omissions. Interested parties should conduct their own research to verify the accuracy of the information provided.\*\* Robin Hood Real Estate prides itself on its professionalism, market knowledge, and generosity to the community. Servicing all areas of Eyre Peninsula, Whyalla and Adelaide offering Sales, Property Management, Buyers Agent Services, plus Strata and Community Management. We make a donation to the

sellers chosen local charity or club for each property sold. If you are thinking of buying, selling or renting, please give us a call. We'd love to help! \*\*RLA 274962