

**8 Matthew Street, Gladstone, SA 5473**



**House For Sale**

Thursday, 4 January 2024

**8 Matthew Street, Gladstone, SA 5473**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Lauren Ferme  
0466072288



Mark O'Meagher

**\$520,000**

Looking for a rural escape? Welcome to 8 Matthew Street, Gladstone! Tucked away on a private street lays this generously sized brick home on approximately 4.6 acres. Offering a fantastic environment for a family looking to have space and plenty of opportunity to create a rural lifestyle of your own. This property is well established, with minimal work to do! Home features include: ☑ Be greeted into the home with carpet underfoot and wrapping into the first living space, warmed by a split system. ☑ Through to the wooden kitchen, featuring a double sink, dishwasher, walk-in pantry, and a pyrolytic oven. ☑ Open dining space comforted by a split system. ☑ The second living space is generous in size and warmed by a large wood combustion heater. ☑ Master bedroom includes a walk-through wardrobe and ensuite. ☑ Bedrooms 2 and 3 both with floor-to-ceiling built-in wardrobes. ☑ The fourth bedroom could be utilized as a home office. ☑ Main bathroom including both a shower and bath, as well as a separate toilet. ☑ Evaporative cooling throughout the home. ☑ Large enclosed entertaining at the rear, perfect for year-round entertaining. ☑ Double bay carport, extending into a large workshop shed with concrete and power. ☑ Established gardens at both the front and rear. The property is currently divided into three main paddocks plus the house yard is fenced for your convenience. There is ample opportunity with this block, previously cropped for pasture and currently running goats, sheep, and alpacas. Features include: ☑ Each paddock is equipped with a concrete trough. ☑ 18,000 gallons of rainwater storage, plumbed to the house. ☑ Fully cyclone fenced including sections of hot wire. ☑ Laneway access to the rear of the block. ☑ Collection of storage sheds, including wood and garden shedding. ☑ Material for a 21 x 9.1 x 3.6 shed included in the sale, with current council approval in place. The shed is approved with plumbing and fully insulated. Shed to be erected at the purchasers cost and council approval transferred. ☑ Portable sheep yards. The large block is set up on 5 separate titles comprising 7 allotments. Equipment and household furniture are negotiable upon sale. LGA: Northern Areas Council Zoned: Neighbourhood Council Rates: approximately \$3,000 per annum. Here is your rare, fantastic opportunity to have a rural lifestyle and a great family home! Take advantage of all the local amenities, whilst only being 210 km from the heart of Adelaide! \$520,000 Lauren Ferme 0466 072 288