

90 Old Sturt Highway, Barmera, SA 5345

partners

Sold Acreage

Friday, 18 August 2023

90 Old Sturt Highway, Barmera, SA 5345

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Acreage



Jenny Bartlett

\$580,000

Charming solid quality family home surrounded by vineyard, in Barmera. Exceptional home on approx. 4.12Ha. Beautifully presented throughout, this generous home has two spacious living areas, a formal and informal dining area, three bedrooms, all carpeted, built in robes, main bedroom with ensuite. High ceilings, gorgeous ornate cornices just painted throughout. Temperature control refrigerated air conditioner zoned to all rooms. Kitchen with dishwasher, ample bench space and cupboards. Large laundry with additional storage space and a third toilet. Three-way bathroom on the left wing, away from the main bedroom. Large undercover entertaining area, fully fenced backyard, well-manicured low maintenance garden front and back. Features you will love:

- Spacious floor plan
- Large windows, with abundance of natural filtered light in all living areas
- Walk-in pantry, westing house cook-top, Simpson wall oven, dishwasher
- Beautiful cornices and ceiling rose
- ActronAir refrigerated air conditioner, heating and cooling, separate zones, ceiling fans
- Bedrooms with built in mirror robes
- Freshly painted throughout
- Spacious, living, dining and bedrooms
- Large windows, abundance natural light in all areas
- Great views surround the home
- Secure backyard
- Garage automatic roller door, kitchen sink
- Brick retaining wall, rose garden, small patch of lawn front and back
- Low maintenance gardens
- Rainwater tank
- Fruit trees, veggie garden

Vineyard: • Approx 3.3Ha planted to Cabernet Sauvignon • CCW 15 year rolling contract • Overhead sprinklers, drip irrigation system available • Gravity fed • CIT water • Machinery shed 10.0m x 7.5m • Storage shed 12m x 6m

There is a second dwelling on the property which has a HIA Order. Information on this home is available upon request.

Location: • Only minutes to Barmera township, Pre school, Primary and private School • Beautiful Lake Bonney, parks, local Bakeries, and sporting grounds • 20 to 30 minutes to other Riverland Towns • Approximately two hours from Adelaide

Additional Information: Council Rates: House \$2631.15 Council Rates: Second dwelling \$662.35 Zoned Rural Horticultural Water Delivery Rights (WDR'S) 56.940ML

Don't miss out on this great spacious family home, on acreage a perfect location!