

# 93 Redden Drive, Cudlee Creek, SA 5232



## Acreage For Sale

Wednesday, 17 April 2024

93 Redden Drive, Cudlee Creek, SA 5232

Bedrooms: 5      Bathrooms: 2      Parkings: 2      Area: 1 m2      Type: Acreage



CE Property Group

## **\$1,100,000 - \$1,200,000**

The ideal hills property for a family, with a substantial home on 4 delightful acres. PROPERTY HIGHLIGHTS INCLUDE:• 1.67ha (4.12 acres) including bore• Fully usable, yet scenic land• Very handsome, 2002 built, brick veneer home• 9ft ceilings in the 11 main rooms / areas• Bullnose verandahs, rendered quoins & window surrounds• Ducted, reverse cycle, air conditioning & 3.6kW solar unit• Double carport under main roof• Gable roofed outdoor entertaining area• Old fruit picker's shed• Approx. 30,000 gallon rainwater storage

Entering the property from its bitumen road frontage, the well-formed driveway, with its gentle gradient, passes some old fruit trees and a grazing area on the approach to the home. The impressive nature of the residence is evidenced well before you reach it with its incredible good looks emphasised by its high pitch, Colorbond roof over red brickwork, plastered trimmings and more. Once inside, the 9ft ceilings showcase the space where there is an abundance of living options. For elegant formal living, there are separate lounge and dining rooms with ceiling roses, whilst for casual living there is the open space for the family, kitchen and meals area. In addition to the main bedroom with its walk-in robe and ensuite bathroom, and the second and third bedrooms with built-in robes, there is a guest room / 4th bedroom, separate study/5th bedroom option and computer centre which all provide for versatile and adaptive uses. Along with the cooling evening breezes that filter throughout the home in summer, the quite recently added, ducted, reverse cycle, air conditioning system gives immediate year round comfort and is supported by a 20 panel solar unit. The double carport, with 2 roller doors, is under the main roof and, with the home being sited on a very large flat area, there is plenty of room for additional structures or parking if required. Attached to the home is an outdoor entertaining area with a gable roof and paved flooring. A large 20,000 gallon concrete tank collects rainwater from the enormous roof space and is supported by 2 additional 5,000 gallon poly tanks. The bore supplies ground water for stock and is perfect for those who wish to establish gardens. The old fruit picker's quarters is a solid old building which has most recently been utilised for storage, but would make an ideal studio, sleepout or music room, with some input. 4 acres is a great sized holding to enjoy a hills lifestyle, particularly in such a pretty area. Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

Disclaimer: We the agent, make no guarantee the information is without mere errors and further that the purchaser ought to make their own enquiries and seek professional advice regarding the purchase. We the agent, are not the source of the information and we expressly disclaim any belief in the truth or falsity of the information. However, much care is taken by the vendor and our company to reflect the details of this property in a true and correct manner. Please note: neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only.