

2835 Alexandrina Road, Currency Creek, SA 5214



Acreage For Sale

Sunday, 23 June 2024

2835 Alexandrina Road, Currency Creek, SA 5214

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 16 m2

Type: Acreage



Nick van Vliet
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John Lewis
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\$1.1m - \$1.2m

Offers Close Tue, 9th Jul - 3pm (usp) From the moment you step in, you feel like you've landed. What a magnificent piece of land this is with far stretching rural and water views, offering plenty of postcard moments. A picturesque lifestyle that keeps you connected, but being quietly disconnected, with Creek/Lake access for your enjoyment and serenity. Pop your kayak or tinny in to discover the hidden treasures that await, explore the channels with abundant birdlife and idyllic scenery around every bend; you can even reach Goolwa wharf for a bite to eat before your journey back home again. This is a great opportunity to purchase a substantial 40 acre lifestyle property with a beautiful well laid out 2020 built house.

What We Love About The Property;

- Step into the huge open plan kitchen/dining/living area with direct access to the wrap around 90sqm balcony with hardwood decking. Large double glazed windows throughout this space allow tons of natural light and to capture those amazing country and water views. This room comes complete with ceiling fan and split system for year round comfort
- The thoughtfully designed kitchen includes quality appliances such as a Fisher & Paykel dishwasher, Westinghouse gas cooktop, electric oven and range hood. There is a stand alone island bench and pantry for convenience
- The main bedroom provides direct entry to the wrap around balcony, boasting breathtaking views. Additionally, it features a ceiling fan and a separate toilet and hand basin for added convenience
- Bedroom 2 is of a generous size and is strategically positioned away from the main to ensure privacy. Equipped with a ceiling fan, it offers optimal comfort and ventilation
- Bedroom 3 also has balcony access for stunning country views and a ceiling fan for convenience
- The family bathroom offers a luxurious deep bath and shower, complemented by a separate toilet and vanity.
- Laundry is equipped with plenty of bench space, under bench cupboards and a broom cupboard for versatile storage options

Outdoors;

- Massive 90 square metre hardwood deck with views over the land and beyond to the shimmering waters of Currency creek, perfect for entertaining, a lazy brunch or to relax with a cuppa or glass of wine at the end of the day
- Independent self contained studio complete with bio compostable bathroom facilities, perfect as an AirBnb, teenagers retreat, billiard room, artists retreat, or simply a guest room
- Next to the studio is 2 car garage with concrete floor, power and light
- Plenty of additional shedding including 9x5m implement shed, 7x4m open ended workshop plus 4x3m enclosed workshop
- The garden around the house is fully fenced with multiple gates for your convenience, and there are several livestock paddocks for your horses, cattle, sheep, goats or alpacas
- Driveway to the home is protected by 2 lockable gates for peace of mind
- Various native plants provide the perfect corridor for wrens, finches and also the occasional spotting of the Monarch butterfly
- Fruit orchard with apricots, peaches, nectarines, apple, feijoa, fig, mulberry and plum trees, and 2 veggie gardens awaiting your green thumb
- 2 street road access both from Alexandrina and Myrtle Grove Road Services;
- Mains power connected
- 30KL rainwater tank plumbed to house and studio
- 5000L River tank water to stables
- Septic system
- Bottled gas
- Gas hot water service
- NBN connected

Location;

- Situated in the Currency Creek Wine Region
- 7 minutes to Goolwa with Primary & Secondary Schools, drive on beach, retail, grocery stores and cafes
- 12 minutes to Port Elliot and Horseshoe Bay, one of South Australia's safest beaches
- 16 minutes to Mount Compass with Reception to Year 12 school, IGA, butcher, service station, bakeries and medical centre
- 21 minutes to Victor Harbor
- 27 minutes to Willunga to enjoy the local eateries Willunga farmers market
- 1 hr 9 minutes to Adelaide CBD

What an exceptional lifestyle property this is, with its beautiful coastal country feel, seclusion and sense of space. It really is a prized property in Currency Creek, with its stunning location and beautiful surroundings. The land has lots of character with many well established trees, and there are multiple tracks that lead you to that next picturesque place for you to set up your picnic basket and enjoy yet another beautiful view. Don't let this opportunity pass you by to secure the lifestyle dreams are made of. Come check it out; you're gonna love it!

Certificate of Title - 6195/107 Council - Alexandrina Zoning - Con - Conservation VEx - Visitor Experience Year Built - 2018 Land Size - 40 Acres Total Build area - Council Rates - \$2,142.25 pa Emergency Services Levy - \$76.30 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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