

**10 Borchardt Rd, Caloote, SA, 5254**

partners

**Sold House**

Monday, 30 September 2024

10 Borchardt Rd, Caloote, SA, 5254

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**



Rebecca Pym

## Peace & Privacy - 50 Acres - Impressive Views

Unique environmentally designed Hebel home situated on approx. 50 stunning acres on the outskirts of Caloote, with excellent shedding & gorgeous river and lagoon views

Stand alone solar system with batteries and generator back-up so you can enjoy affordable living and getting back to nature by soaking in the atmosphere of your very own country retreat

A private driveway leads to this postcard property, and your own piece of paradise

Boasting fantastic river, lagoon & countryside views, spend your days exploring your own bushwalking adventure land & discovering the wildlife that also calls this place home

Set well back from the main road and hidden amongst the native flora & fauna, the home is positioned perfectly to take advantage of the rural aspect with far reaching river and countryside views

The open plan home has a unique design, the large living room has polished concrete floors and incorporates the dine and a study nook, with ceiling fans and a wood heater there was previously a second 'open' bedroom in this space also

The kitchen is lovely, with ample cupboards, gas cooktop & electric oven, and a huge walk-in pantry

The bedroom is BIG and has direct access to the main bathroom, you can lie in bed and enjoy the morning sunrise and mist over the Murray waters

2-way bathroom has toilet, shower and vanity and elderly provisions, acting as an ensuite it provides easy access, there is a separate large tiled laundry

Verandahs and paving right around the home are a nice touch & help protect it from the elements

7m x 9m shed with 2x roller doors, shower and toilet could quite easily be converted into more accommodation/sleepout or be utilised as a games room or just storage

Two more garages a short distance away from the home offer plenty more undercover parking and secure storage

The stand alone solar system certainly helps with energy costs, excellent rain water storage, SA water is also connected and there is an enviro-cycle septic system

Several tracks are accessible over the land and there's plenty of room for all the family to have their freedom, ride motorbikes, and family pets to roam

Conveniently located just 10mins from Mannum, 20mins to Murray Bridge and 60minutes to Adelaide, lots of opportunities to enjoy peaceful country living & the best of both worlds!

"Best Offer" by 5pm Friday 22nd March (unless sold prior)