

127 Moccundunda North Road, Stanley Flat, SA 5453 **RayWhite**

House For Sale

Thursday, 4 July 2024

127 Moccundunda North Road, Stanley Flat, SA 5453

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 16 m2

Type: House



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\$3,000,000

Nestled in the picturesque Stanley Flat terrain, Ray White Clare Valley presents a 40-acre property with a luxurious family home aimed to create space and ambiance. A 2019 reclaimed brick home built by local builder SJM Carpentry, brings quality finishes and features of your dream property. Immerse yourself in a private location, and enjoy the ease of mind knowing the property has been thoughtfully planned to run smoothly. Key features of the property include:

- Expansive and flexible floor plan with five bedrooms under the main roof
- The master wing includes a spacious bedroom with walk through robe, ensuite and large office with built in library shelving and fold out queen sized Murphy bed
- A further four double bedrooms with built in robes and ceiling fans
- The residence includes three bathrooms, the main bathroom is a modern three-way design with built in bath and separate toilet, and two ensuites
- Spacious open plan living with vaulted ceiling and shiplap detail comforted with a Chazelle slow combustion fire place with open fire capability
- The home is further comforted with zoned reverse cycle ducted air conditioning, underfloor heating in all three bathrooms and double glazing on all windows
- Hampton's style kitchen cabinetry with two pack paint finish; the inclusions feature large island bench/breakfast bar, Smeg double oven, gas cooktop, dishwasher, plumbed coffee machine and large butler's pantry with entrance from garage and mud room area
- Built in audio system with speakers in kitchen, living area and alfresco
- Underground cellar internally accessed with spiral staircase and built-in wine racks
- Alfresco area with pull down blinds, Bromic gas heaters, ceiling fans with festoon lights and TV plus built-in BBQ and outdoor kitchen with sink
- Solar heated in-ground swimming pool and gas heated spa
- Oversized double garage with remote controlled lift door, dual internal access and built in storage cabinets
- Three-bay shed, one bay converted into a lined, air-conditioned and sound proof music room with ensuite - perfect for an extra guest room - plus, an air-conditioned solar battery room
- Extensive Off-Grid solar system with ground-mount solar panels plus battery storage and backup generator and 2000L diesel tank with pump
- Two large capacity rain water tanks plus mains water supply with valve (Heritage tanks 210,000 Litres and 135,000 Litres)
- Fully established landscaped gardens with animal pen and built-in playground
- Direct access to the renowned Riesling Trail

Set on a block size of 16.01ha (approximately 40 acres) A rare holding to reach the market in the Clare Valley, imagine your family here and the in-comparable lifestyle this property offers. Soak in your location, featuring 360-degree views whilst still being less than 5 minutes to Clare. \$3,000,000 Mark O'Meagher 0424 156 780