

**19 Farrell Flat Road, Clare, SA 5453**



**House For Sale**

Sunday, 23 June 2024

19 Farrell Flat Road, Clare, SA 5453

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1080 m2**

**Type: House**



Lauren Ferme  
0466072288



Mark O'Meagher  
0424156780

**\$575,000**

19 Farrell Flat Road - an eye grabbing street appeal, and a stand out home in Clare! This grand, double storey home sits conveniently on a raised block within walking distance to Clare's Main Street. Walking up the stairs and through the front door, you are welcomed by polished Baltic pine floors, wrapping into the renovated kitchen. The first floor furtherly comprises of a large formal lounge featuring woolen carpet and wood paneling as well as a wood combustion heater and a split system for year-round comfort. A formal dining space room, with the comfort of woolen carpet underfoot. A charming mud room under the staircase, as well as a large back porch including a separate toilet and laundry. The split level staircase up to the second floor, comprises of a carpeted family space of three bedrooms and a main bathroom. The third bedroom has built in wardrobes, second with a split system air conditioner. The master bedroom has both fan ceiling and split system, with a private deck overlooking the surrounds. Rear access to the block and a double bay shed with a cement floor for additional parking. The features continue: • Tiered verdant garden offering a paved area with a fire pit for a second entertaining space. • Irrigation system through the garden • 2.1KW Solar • Instant gas hot water • Rainwater and mains connection • 10ft ceilings • 3-phase power on the rear shed • Spacious 1090m<sup>2</sup> block This property is the whole package and can add a touch of luxury to your lifestyle. Currently rented at \$500 a week. \$575,000 Lauren Ferme 0466 072 288