

191 Detloff Road, Walker Flat, SA, 5238



House For Sale

Saturday, 10 August 2024

191 Detloff Road, Walker Flat, SA, 5238

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Type: House

A Perfect River Lifestyle to Call Home

What an incredible property! Easily accessed yet providing secluded serenity, this great little acreage has private access to the lagoon and offers so much.

PROPERTY HIGHLIGHTS INCLUDE:

- 2.5 acres with private access to lagoon and, in turn, the river
- Just enough space to live a recreational lifestyle
- Very appealing home with wide verandahs
- Separate living room, including kitchen, for extra living or guest accommodation
- Abundance of shedding for all the toys and more
- Delightful grounds with fruit trees and wood lot
- Relax, entertain, go fishing and more
- Too good for just a holiday retreat; you will want to live here

LAND: 2.5 acres. Located at Forster across the river from Walker Flat. The home surrounds are beautifully created with stone lined garden beds, steps and feature walls that are a delightful contrast to the colourful plants and lush lawns that embrace the home. The palm trees give a real holiday feel to this property which is so much more than a holiday home. Enjoy the benefits of your own produce with stone fruits, citrus and others, along with a designated vegetable garden. A wood lot has been planted on the lower section of the land and will provide a future long term benefit. An essential component of any property is water and here a 500kL water licence provides ample supply for the property. The pump house is located down by the lagoon, which is a short stroll from the home, along a private right of way. The water's edge is a perfect place to launch a tinny or kayak which can then gain entry to the river. Perhaps just fish from the bank and relax under the gum tree to appreciate the tranquil sounds of the river. The views are outstanding, either over the adjacent farmland or over the water to the cliffs beyond and can be enjoyed from either inside the home or from many great outdoor positions on the property.

RESIDENCE: Updated and extended to take advantage of its position, the home is most appealing with its generous amount of light filled space. The largest of the living areas is the combined living and dining areas where a huge window, divided by glass sliding doors, provides a brilliant outlook whilst inviting in the natural light and evening breezes. The timber look flooring continues into the casual meals section and the brilliant new kitchen with its array of ultra impressive features including the spectacular gas cook top that will inspire any culinary enthusiast. The slow combustion heater in this section of the home aids the ducted, reverse cycle, air conditioning system. The three bedrooms are all a nice size with the main having a built-in robe and, of course, being located to take in the stunning views. The small sitting room or office is very handy. The recent installation of downlighting brings bright and efficient lighting to the home.

The main bathroom is just one of the recent upgrades and features floor to ceiling tiling and, along with the laundry and externally accessed 2nd bathroom, has striking tones. The home is embraced by wide verandahs that provide both shelter and outdoor entertaining space, whether it be on the rear deck with its lush fernery, spa and barbeque, the side of the home which connects the rumpus room and cellar, or the front verandah from which the views are best admired.

The home has recently acquired a ducted, reverse cycle, air conditioning system along with a 36 panel, 9.9kW solar power unit, ensuring efficient, economic living all year round. There is an option to purchase a 10kW battery storage unit which will make this gorgeous property even more efficient and economical.

IMPROVEMENTS: The property contains many substantial and significant structures that all add to the appeal of this property and emphasise how great value it really is. A 30' x 20' very high clearance Colorbond shed, with twin sliding doors and a mezzanine storage loft, is absolutely perfect for caravans, boats and more. Adjacent, a 24' x 20' fully lined and air conditioned shed serves as a multi-purpose room. With its sliding door entrance, this building can be both indoor and semi outdoor living / entertaining and provides additional accommodation space if need be. Fitted with a fully-equipped kitchen it is a brilliant complement to the living options of the home.

Attached to this building is a verandah with paving underfoot. Next, a brick cellar with power and concreted floor is the perfect place to store your wines or even the preservatives made from the fruits of your own trees. A single carport then connects the cellar to the home where the lined verandah is wide enough to accommodate another vehicle. We are just getting started with the shedding. The largest structure is a 60' x 24' x 14' clearance steel frame shed that has a partial concrete floor and will accommodate the largest of tools & toys. Further structures come by way of a triple carport that is attached to a workshop large enough for more cars, boats and other items. Separate to this is shedding for items such as a ride-on mower and other garden implements. Most of the shedding has power along with concrete or paved flooring. A chook run is ready for some chickens so fresh eggs can be had along with fruits and vegetables. Rainwater is supplied to the home via a series of interconnected tanks that in total store approximately 80,000 litres.

Call NOW on 0488 972 888 for more information or to arrange a private inspection.