

**195 Polville Road, Mount Bryan, SA, 5418**

**Raine&Horne.**

**House For Sale**

Friday, 30 August 2024

**195 Polville Road, Mount Bryan, SA, 5418**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



John Hogarth

## Stunning home set on 10 acres

This magnificent lifestyle property one of a kind, set on 10 Acres in rural mid north 20Ks north of historic township of Burra.

- 3 bedrooms main with walk in robe.
- Main dining room with open fireplace, large lounge with combustion heater and reverse-cycle slit system.
- Large kitchen area has movable island bench gas cooktop and electric oven.
- Updated modern bathroom.
- Large outside laundry.
- Extensive pergola area with raised garden beds, fishpond and 6 person spa surrounded by decking.
- Veggie garden and fruit trees surround a large gazebo.
- Access from back yard to a large studio room / 4th bedroom. Has power water R/C air conditioner, bathroom and kitchen
- Private and secure back yard which is fully fenced.
- Small courtyard on side of the house with access through sunroom to back area.
- Also on this tree-lined 10 Acres is an old sheering shed, fully equipped bore, chook run, large dam, stock troughs, woodshed plus other shedding and carports.
- Including a main workshop area 13m x 7.5m. 3 door entry and 3m x 7.5m mancave under same roof.
- The water is supplied by numerous tanks adding up to 80 000 litres to house and 50 000 litre cement tank piped to back garden.

These properties are hard to find, this one with it's unique 1932 characteristics would suit anyone looking for that free country lifestyle.

For Inspection phone John Hogarth 0428 641 671