

**20027 Spencer Highway, Koolywurtie, SA, 5575**



**House For Sale**

Saturday, 10 August 2024

20027 Spencer Highway, Koolywurtie, SA, 5575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Unique Lifestyle Property

Introducing 20027 Spencer Highway, Koolywurtie.

Properties of this calibre are rare to come by, offering both high versatility and desirability. We are excited to present 20027 Spencer Highway, an exceptional opportunity located only 7.5kms from MInlaton and situated on approximately 150 acres, with 100 acres arable and 50 acres of natural scrub. Currently thriving as an alpaca farming operation with an on-site shop, this property is ideal for launching a new venture or simply enjoying a scenic and adaptable space.

Nestled among beautifully landscaped gardens, the custom-built Wahlsted home stands as a testament to superior craftsmanship. This high-standard residence features:

- Four Bedrooms: A spacious master suite with an ensuite and walk-in robe, two additional generous bedrooms with built-in robes, plus a versatile fourth bedroom.
- Open Plan Living: A large, tiled living and dining area seamlessly connects to the kitchen, which boasts a butler's pantry, a 900mm electric oven with a gas cooktop, a dishwasher, and a striking island bench crafted from local Wallaroo granite.
- Well-Appointed Laundry: Designed with ample storage space.
- Main Bathroom: A three-way bathroom for added convenience.
- Additional Spaces: A studio and shop front accessible from the main entrance, which can easily serve as a second living area or additional workspace.
- Comfort and Climate Control: Wood combustion heating, ducted evaporative cooling, ceiling fans and split system R/C A/C.
- Outdoor Enjoyment: Large undercover paved entertaining area with ceiling fans and café blinds, irrigation watering system.
- Sheds and Utilities: Two large sheds: One with a bathroom and kitchenette, the other a substantial 5-bay garage with power.
- Over 75,000 litres of rainwater storage and 6.6kw solar system, Biocycle septic system.

Embrace the tranquil rural lifestyle with all the modern comforts at 20027 Spencer Highway.

This property is truly a gem, ready for its next chapter.

This property is being offered For Sale by Expression of Interest and will be Open for Inspection by Appointment Only on:

Wednesday 14th August and Sunday 18th August - Please contact agent for an appointment time.