

# 216 Tod Highway, Pearlah, SA, 5607



## House For Sale

Saturday, 12 October 2024

216 Tod Highway, Pearlah, SA, 5607

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Type: House**



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## A Pearlah Property on 80 Acres

This 80-acre rural property offers a perfect mix of lifestyle and functionality, with up to 60 acres of potential cropping land. Divided into approximately 12 paddocks, the property features a bore water system, including a bore water holding tank and a 750-watt electric pump, with water pipes already installed to supply stock troughs. The entire property is enclosed by an electrified perimeter fence.

Ideal for families, the enclosed rear yard provides a secure space for children and pets. The property offers excellent parking options, including a drive-through double carport attached to the house and grounds that are accessible for large vehicles or trucks. A large 30m x 12m shed with four bays, a fifth bay workshop, power, lighting, concrete flooring, and a mezzanine provides ample storage space. The shed's openings (approximately 6m wide x 4m high) allow for easy access.

Located within walking distance of a school bus collection point, the property is well-suited for families. It also includes natural assets such as native birdlife, a chicken coop, vegetable gardens, and fruit trees, including mulberry, apple, and quince. Additional features include rainwater storage and a 6KW solar system.

Outdoor living is a highlight, with an expansive deck and entertaining space, plus a pool area. Built in 2005, the 4-bedroom home includes open-plan living areas, two bathrooms, and a master suite with an ensuite and walk-in robe. Bedrooms 2, 3, and 4 have built-in robes, while ducted evaporative air conditioning provides comfort throughout the home. The Tasmanian oak kitchen features a large island bench, a near-new 900w oven with an electric cooktop, and an LG dishwasher. A wood combustion fireplace adds to the cozy atmosphere.

In addition to the main living spaces, the property includes a home office or optional bedroom and a granny flat/independent living space at the northern end of the house. This space consists of a large room, a basic kitchenette, a bathroom, and direct outdoor access via a sliding door, with the option to connect it to the main house.

For added accommodation, the property includes an onsite caravan with renovated 20ft and 40ft shipping containers, offering compact living with a full bathroom, 2 bedrooms, a lounge area, and a kitchen, making it ideal for guests or extended family.