

294 Cedar Avenue, Naracoorte, SA 5271



House For Sale

Thursday, 4 July 2024

294 Cedar Avenue, Naracoorte, SA 5271

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



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\$825,000

Acreage, proximity to town, modern family home and extensive shedding, this property has it all! 294 Cedar Avenue Naracoorte offers a 4 bedroom plus study, 2 bathroom home situated on a spacious 5.17 acre lot, providing plenty of room to spread out and enjoy the privacy of rural living so close to the town centre. Constructed in 1991, this well designed brick home features a family friendly layout with multiple, sizeable living areas, spacious dining area, and a near new, well-equipped, kitchen. The parent's retreat includes a king sized bedroom, ensuite and walk in wardrobe. With a double garage for parking and storage, a huge decked and glass enclosed entertaining room as well as an established & low maintenance garden and lawn area, this property offers the perfect blend of indoor and outdoor living spaces. An enormous 25m x 13m x 4m shed with concrete floor & power and further 6m x 9m shed also with concrete floor & power are sure to satisfy owners looking for extensive storage or the opportunity to run a business from home. A 40 panel, 2 inverter solar system on the roof, new bore and submersible pump that services the lawns, garden and toilets and multiple rainwater tanks - plumbed to the remaining of the home, have all been installed to make this property efficient and easy care. Holding day yards on the side of the property and the 2.2acre paddock at the front of the property have been set up for small scale livestock - with a levelled 60m x 20m area at the property rear that could be reinstated as a dressage arena for the equestrian enthusiast. Property Highlights: • 5.17 acres/ 2.095 hectare allotment, zoned Rural Living, 3kms to the CBD • Family living designed, brick home that has been maintained and continually updated • 4 bedrooms, all with built-in/ walk-in wardrobes, 2 bathrooms, plus large study/ office • Multiple living areas, 2 x sunken lounge rooms with bay windows, open dining area • Large glass windows with abundance of natural light and glorious west facing views • Near new kitchen with quality fittings and fixtures, walk-in pantry, dishwasher and electric appliances • Reverse cycle split system air conditioning and slow combustion wood heater • Double garage with an automatic roller door • Huge steel framed, covered, decked, glass enclosed entertaining room • Bore and submersible pump to service gardens, lawns and toilets • Rainwater tanks plumbed to the home • 40 panel, 2 inverter solar panel system • 25m x 13m x 4m shed with concrete floor and power • 6m x 9m shed with concrete floor and power • Day yards with adjoining 2.2acre paddock, further area to encourage outdoor activities and hobbies Don't miss out on the opportunity to own this generous property in a peaceful and private setting moments to Naracoorte's amenities. Priced at \$825,000. Bookings for private inspections now available to fully appreciate and see all this property has to offer.