

**302 Old Port Wakefield Road, Two Wells, SA 5501**



**House For Sale**

Friday, 19 January 2024

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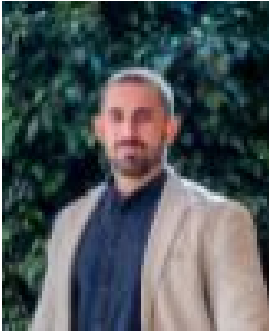
**Bedrooms: 3**

**Bathrooms: 1**

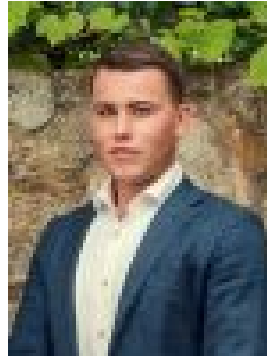
**Parkings: 4**

**Area: 1 m2**

**Type: House**



Jamie Wood  
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Connor Young  
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## Auction Online | Unless Sold Prior

Team Wood are proud to present 302 Old Port Wakefield Road, Two Wells to the market! Escape the hustle and bustle of the city and immerse yourself in the serene countryside charm of this stunning 1.77ha (approx.) sized allotment. Perfect for investors, those looking for a tree change and renovators alike! As you arrive, be greeted by the picturesque landscape of the Two Wells region. Step inside and take in the spacious and inviting interiors. The living area is generously sized, and features original oil heater and ceiling fan, perfect for year round air comfort. Whether you're hosting a family breakfast or a lively dinner party, the kitchen/dining area sets the stage for memorable gatherings. Featuring generous counter space, plenty of storage and lovely views overlooking your property, this will certainly be the heart of your home. This property offers 3 generously sized bedrooms, all featuring large windows that invite abundant natural light and are conveniently located with easy access to the bathroom. The standout highlight of this property is the expansive backyard! Picture yourself relaxing on weekends while enjoying the sprawling green lawn. Perfect potential for glass house additions, hobby farming, or letting animals roam freely. Immerse yourself in the surrounding nature and enjoy the expansive views from your own backyard. This property offers the tranquility of country living and the convenience of being a short drive away from local amenities, cafes and restaurants, schools, and shopping centers. With easy access to Princess Highway, you can reach surrounding suburbs and Adelaide CBD in no time! Features:

- Living area features a reverse cycle wall mounted air conditioner for air comfort during the summer and large light filled windows overlooking green fields.
- Well appointed and spacious kitchen/dining has both overhead and under counter storage, perfect for storage and easy access.
- The bathroom features original tiles and give the space a pop of colour.
- This property is a blank canvas, ready for a savvy purchaser to make this house into a home!
- Electric roller shutters installed on all external windows, great for keeping the house cool in summer and added security.
- Large 1.77ha (approx.) allotment with established trees, the perfect location to create your own backyard paradise!
- Ample space for a veggie garden, childrens play area or entertaining area with friends and family.
- Large shed and separate garage is the ideal space for extra storage or additional cars.
- Rainwater tank in the backyard can be utilised for a vegetable garden

More info: Built - 1960 House - 108 sqm (approx.) Land - 1.770ha (approx.) Frontage - 140m (approx.) Sewerage - Septic Zoned - RUL - Rural Living \ Council - ADELAIDE PLAIN Hot water - Electric NBN - Fixed Wireless Available Rates - \$1,200 pa For all further enquiries, please contact Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599! The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.