

**75 Marchant Rd, Strathalbyn, SA, 5255**



**House For Sale**

Saturday, 10 August 2024

75 Marchant Rd, Strathalbyn, SA, 5255

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**



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## **True freedom; a Strath lifestyle property with a special home on three magical acres.**

Beautifully appointed modern family home set on just over 3 serene acres with horse arena, designated paddocks, generous shedding and not a slope to speak of. This homestead-style home will attract a growing family in search of a lifestyle property with the word 'forever' etched into its front door.

Set back from its no-through road to strike a beautiful figure and build suspense, this classic country home is as imposing as it is supremely versatile and impeccably presented within.

Custom built in just 2013, its timeless looks come with 21st-century quality, push-of-a-button comfort, a versatile layout with five bedrooms, a study, a games room/rumpus, and an open-plan living room that draws everyone to the home's light-filled nucleus.

A two-sided stone-surround fireplace adds cosy warmth in winter and doubles up as a subtle partition between the lounge room and a meals zone at the feet of a gourmet kitchen with dual ovens, a gas cooktop, a breakfast bar and a walk-in pantry.

The alfresco pavilion ensures you can immerse yourself in that fresh country air without ever having to worry about a drop of rain or the sun's harsh rays, while the heavy-duty electric cafe blinds close to create another 'room' and extend the internal footprint of this consummate entertainer.

Rest, rise and shine in a master wing with its own walk-in robe, lavish ensuite, almost 40 sqm of floor space and French doors so you can let an evening breeze in and step straight out to see your horse grazing and a soul-soothing outlook that extends well beyond your boundary. This is what freedom looks like.

More to love:

- Ultra-flexible floorplan with up to six bedrooms
- Storage galore, including walk-in robes to bedrooms 1, 2 and 4
- Fully equipped kitchen with dishwasher, 900mm gas cooktop and dual ovens
- Envious orientation ensures the main living zones flood with northern light
- Quality selections include 3m-high ceilings and concrete-style tiled floors
- Ducted r/c for year-round comfort
- Ceiling fan and electronic cafe blinds to alfresco pavilion
- Timber-decked patio extends your entertainer's footprint
- Ideally placed at the conclusion of Marchant Road
- A rare flat country parcel with electric-fenced paddocks and room for a horse or two (subject to necessary consent)
- Large arena and two-bay stable
- Two-bay powered shed and double carport
- Mains water + extensive rainwater storage (approx. 130,000L)
- A 3-minute drive from Strathalbyn's historic town centre
- Just 50 minutes from the CBD, 30 minutes from Goolwa and 20 minutes from Mount Barker