

651 Eudunda Road, Dutton, SA 5356



Lifestyle For Sale

Sunday, 23 June 2024

651 Eudunda Road, Dutton, SA 5356

Bedrooms: 5

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: Lifestyle



Leonie Simmons



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Expressions of Interest

Nestled just a short 15 minutes drive from the sought after Barossa Valley is the quaint town of Dutton. If you are looking to live a quiet and self sustainable lifestyle, then this property on 2.23 hectares could just be what you are after. With room for the whole family, you will enjoy this completely updated five bedroom home. When you pull up you will be immersed in the country living that Dutton has to offer. Conveniently located and situated back off the road the front of the home is welcoming and the native gardens mindfully selected. You can immediately picture yourself sitting on the Eastern facing verandah with a coffee planning out your day. Step inside and you will be pleasantly greeted by the warm and inviting features this home has to offer. The open plan living, kitchen and meals is the heart of the home with a kitchen that is sure to please. With stainless steel appliances including gas cooktop, oven and dishwasher. Built in pantry, overhead cupboards and huge amounts of bench space will keep the chef of the family happy. The dining area offers direct access to the outside kitchen and the outdoor entertaining area. With 5 bedrooms - or potential to turn bedroom 4 into another living area - there quite literally is room for the whole family. Bedrooms boasting ceiling fans and built ins to bedrooms 2, 3 and 4. The bedrooms are all serviced by a three-way bathroom which has a full sized bath and shower. The master bedroom is a great place to wind down and relax for the adults. Spacious walk-in closet and recently completed ensuite bathroom offer a touch of Luxe to this country style home. Outside you can see that the current owners have mindfully kept the environment and ongoing costs at ease. The kids have a large play fort which has a sandpit, slide and cubby house area - in addition there is a large trampoline. Rainwater storage is plentiful with 158,000L and enough roof space to accommodate more than that if required. The current owners have invested a lot of time into the chook house, greenhouse and vegetable gardens. They are well cared for and have shade rollers to protect the plants in the summer and gives the ability to grow fruit and vegetables all year round. If you are an equine lover then this property has your needs sorted. There is a two bay stable with additional hay storage, fenced round yard and sectioned paddocks for stock rotation. Once your day is done on the farm, you can hang your boots in the outdoor laundry/bootroom which houses an additional toilet located at the southern end of the house. There are two seasonal dams located on the property and a natural spring that the current owners have started to refurbish. The orchard was planted a few years back and the fruits of labor are starting to come through for the new owners to enjoy. You will enjoy Apples, Quinces, Mandarins and Apricots all home grown! Finally a huge garage for up to four cars has concrete flooring and power, an additional larger shed with power and a small wood shed to keep the supply dry. This 2.23 hectare property is located only 15 minutes from Nuriootpa, 17 minutes to Eudunda and just over an hours drive to Adelaide CBD. Things we love; - 2.23 hectare lifestyle property - Spacious family home - 5 bedrooms - Built in robes - Ceiling fans throughout - Ducted heating and cooling - Combustion heating - Open plan living, kitchen and dining - Modern and updated throughout - Ample storage throughout - Outdoor decked entertaining area - Ample shedding & rainwater storage - Established chook yard and greenhouse

Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. RLA 263081.