

24 Moccundunda Road, Spring Farm, SA, 5453



Acreage Semi-rural For Sale

Wednesday, 18 December 2024

24 Moccundunda Road, Spring Farm, SA, 5453

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Acreage Semi-rural



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A Rural Retreat with Spectacular Views

Imagine waking up to breathtaking 360-degree views, surrounded by peaceful vineyards, and nestled in the heart of the Clare Valley wine region. This unique property offers the perfect blend of tranquillity and convenience, located just 3km from Clare's vibrant main street. Whether you're relaxing inside, watching the sunrise/sunset, or taking in a moon rise over the rolling hills, it's like staying in a holiday destination every day.

Property Highlights:

Stunning Rural Views: Every window frames a beautiful scene, with distant hills, vineyards, and an abundance of wildlife, including kangaroos, blue-tongue lizards, and a wide variety of birds. The property offers an exceptional sense of privacy and serenity, with no nearby neighbours.

Comfortable and Practical Living:

- 3 Spacious Bedrooms: Each with walk-in robes and ceiling fans, the master with an ensuite for added privacy.
- Large Family Bathroom: Functional with the luxury of a heated towel rail.
- Generous Living Spaces: The open-plan main living area features a slow combustion heater, split system heating/cooling, and ceiling fans throughout. A second lounge, ideal for formal dining or a games room, opens directly from the main living area.

Eco-friendly Design: The home is thoughtfully positioned to maximise winter sun in the northern rooms, while minimising summer heat, ensuring year-round comfort.

Entertaining Spaces:

- Paved verandahs on the northern and southern sides, perfect for outdoor entertaining or simply enjoying the peaceful surroundings.
- Large kitchen with ample bench space, ideal for food preparation and overlooks the dining and casual lounge areas.

Outdoor Space and Infrastructure:

- 5 Well-fenced Paddocks: Each with shade for livestock, easily accessible from the gate on Moccundunda Road or main drive.
- Large Drive-through Shed: Erected in approximately 2007, this versatile shed offers cement flooring, stables that could be removed for additional storage or workspace, and a horse yard on the southern side.
- Energy Efficiency & Water Conservation: Equipped with a 5kW solar system, bore water for the house tanks, and additional rainwater storage, ensuring reliability and sustainability.

Family-friendly Features:

- Expansive yard space for children to play or explore.
- Large, securely fenced rear houseyard with wide gates for vehicle access.
- The spacious garage is versatile, with windows and gyprock walls, offering the potential to be used as a playroom or workshop in addition to car storage.

A True Lifestyle Opportunity:

With room to move, space to enjoy, and a lifestyle that offers the best of rural living - this property is a rare find so close to Clare's township.