

**34 Iluka Rd, Beachport, SA, 5280**

**Acreage Semi-rural For Sale**

Wednesday, 18 December 2024



34 Iluka Rd, Beachport, SA, 5280

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 8**

**Type: Acreage Semi-rural**



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## **Nature's playground with Benefits.**

Welcome to 34 Iluka Road Beachport.

Situated on the entry to the beautiful seaside town of Beachport, this lifestyle property has plenty on offer. If you're looking for lifestyle with a supplemented income, then this property may be the one you have been dreaming of.

Just a short drive down Iluka Road you are greeted by the main home. Immaculately presented and Oozing Country chic vibes throughout, this home is sure to impress.

Upon entering the home via the large return verandah you are greeted by the large living area. The kitchen is the standout feature of the home with crisp white cabinetry, granite benchtops, pressed metal splashback, and black hardware. The pantry itself is huge, offering ample storage space. A free-standing slow combustion wood fire is cleverly located central to the home to allow perfect heat distribution. The dining and lounge areas flow seamlessly with the bright floating floors a standout. From the windows the views of 'nature's playground' are incredible.

Down a small corridor near the kitchen is the master wing. Well equipped with both walk-in-robe, built in robe, and en-suite. The en-suite includes wall to floor subway tiles, classic encaustic look floor tiles, glass shower screen, shower, toilet and vanity.

Bedroom two sits at the rear of the home. With a wall papered feature wall and chandelier, this comfy space could be easily utilized as a separate living room.

Bedrooms three and four sit off the main living room, with Garage access through bed four it would also make the perfect office area.

The large main bathroom continues the same theme as the en-suite, with a large bath, double vanity, shower and separate toilet. Adding a pop of colour to a normally dull room, the linen press brightens up the well appointed laundry.

Through a door at the rear of the home is the outdoor entertainment space. With a huge, decked area cover by a shade sail, fresh planting and a fire pit area, entertaining the masses will be easy here. Rounding off the home is the garage at the rear.

From the front of the home is one of the standouts of the property is quite clear, the large feature dam. Imagine sitting on the deck with an afternoon beverage while the family swims, paddles, catches silver perch and yabbies, it all here. A morning coffee, admiring the bird life on the dam is a truly amazing experience.

Next is the retreat. Currently being successfully ran as a holiday stay. This two-story picture-perfect home could also be your answer for intergenerational living. Built specially for the holiday market, the retreat is accessed via a separate drive-in of Iluka Road. The location was chosen for both privacy from the main home and for the views. And what amazing view they are. From the upper front deck, you look out over the farmlands all the way to Rivoli bay. The rear upper deck looks over the natural scrub areas and on to the sweeping farmlands. The sun sets and sunrise from these vantage points must be seen to be believed.

With a beachy vibe through out the lower level includes a large living space with kitchen, meals and lounge. The tasteful bathroom and laundry round out the area. Heading up stairs, the second living space divides the two bedrooms. Bedroom one includes en-suite and sliding doors to the above-mentioned front Balcony and those amazing views.

With covered areas offered on all four sides of the retreat outdoor entertaining can be had all year round. Three reverse-cycle air-conditioner will keep the home comfortable all year round.

For the farmer in you, the property sits on just over 43 hectares (107 acres). Predominantly sandy loam soil across the property, the current owners have successfully grown Lucerne in the front 10ha paddocks while grazing up to 45 head of

cattle across the property. The property is well fenced with 8-foot deer fencing surrounding the property. 6 open paddocks are all accessible via internal laneways and each has water points. Two 'scrub' paddocks also include water point and can be utilized for further grazing. A hay shed with yards can be found at the southern end of the property.

Shedding options are endless with the main shed sitting at the rear of the property surrounded by supplementary shedding.

The list goes on with this amazing property and an inspection is a must. Call today to secure your slice of nature at its finest.

#### GENERAL PROPERTY INFO:

Zoning: Rural Residential

Council: Wattle Range council

Rates: \$1632 per year

Land Size: 43.24ha 106.85 acres

Certificate of Title Volume 5282 Folio 940

#### HOUSE:

Property Type: timber clad & colour bond roof

Year Built: 1995

Water Supply: Bore to garden, toilets, paddocks (located near main shed.) & 60,000L rain water tank to house

Services: power, 5kw solar, NBN, septic, instant gas hot water

Certificate of Title: Volume 5517 Folio 70

#### RETREAT:

Property Type: steel frame clad and zincalume roof

Year Built: 2020

Water supply: 22,500L rain water tank

Services: power, septic, instant gas hot water