

**109 Schlodder Road, Dublin, SA, 5501**



**House For Sale**

Thursday, 24 October 2024

109 Schlodder Road, Dublin, SA, 5501

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Bronwyn Drabsch

## Are you looking for a lifestyle change?

Situated less than an hour's drive from Adelaide this three year old home is perfect for those looking to escape the craziness of city life whilst still being an easy commute for work, study etc.

Situated on 2.023 hectares (approximately 5 acres) this is ideal for those looking for land to keep their horses, perhaps have a few alpacas (or other livestock of your choosing) or simply wanting to enjoy the peacefulness of your surroundings with plenty of room for the kids to play outdoors (I'm thinking bike tracks, skateboard park or whatever the kids can dream up).

The home features a huge master bedroom suite with ensuite and walk-in robe plus a sitting area for you to relax and watch TV if you need to escape from the rest of the family. The second and third bedrooms are both Queen-sized and both feature built in robes.

The open-plan living area is the heart of the home and you are sure to enjoy many family get-togethers here. The kitchen features a large butler's pantry, 900mm gas cooktop and 900mm electric oven, timesaving dishwasher, ample cupboards and bench space. There is a window splash back above the stove, ideal for keeping an eye on the kids while preparing dinner, and spacious adjoining dining and lounge areas.

Additional features include 9' ceilings, fully insulated throughout (including internal walls and double insulation to ceilings), ducted evaporative cooling, three split-system reverse-cycle air-conditions, gas heating and ceiling fans.

The living area opens to an undercover outdoor entertaining area complete with pull-down roller blinds providing year-round comfort and making this an area you can enjoy year-round whether watching the stunning sunsets or watching the storms roll in across the plains.

The property also features a huge 105m<sup>2</sup> garage plus carport, perfect for those with several vehicles and/or requiring a workshop area or space to work from home.

The home is on solar power with a combination of both rainwater and mains-water supply making this ideal for those looking to embrace an 'off-grid' lifestyle.

Situated approximately 50km from Gawler and less than an hour to the Barossa Valley and to the Yorke Peninsula. You are also less than ten minutes to Parham or Thompson Beach for a spot of fishing or for some summer beach fun.

Enquire today!

### THE FINE PRINT:

Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.

### RATES AND FEES:

Council rates: \$2,135.21 per annum

SA Water - water rates: \$78.60 per quarter

Emergency Services Levy: \$84.75 per annum

### OTHER INFORMATION:

Council: Adelaide Plains

Zoning: Rural Living

Year Built: 2022

Land size: 2.023 hectares

RLA309601