

**154 Broadacres Drive, Penfield, SA 5121**



**House For Sale**

Wednesday, 8 January 2025

154 Broadacres Drive, Penfield, SA 5121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 40600 m2**

**Type: House**



Callan Lister

## Auction (USP)

AUCTION ON SITE WEDNESDAY 29TH JANUARY AT 4:00PM (USP) Callan Lister & Sophie Collett are excited to present a unique opportunity to buy this large 10 acre property. Located in Penfield Gardens, this house & land has endless possibilities for investors, farmers or families wanting an extra large parcel of land. The home includes four good sized bedrooms each with large windows promoting naturally light filled rooms. Three out of the four bedrooms have in built storage options adding convenience to this home. The fourth Bedroom shares a wall with the home but has a separate entry and ensuite creating a comfortable space away from the main living. The home has a main bathroom which includes a bathtub and shower with the toilet being separate adding more convenience to this large home. The laundry is a generous size and includes a doorway to the outside verandah. This home promotes family living with three separate living/entertainment spaces. The first space being the open dining and living room with a large window providing a view out to the front of the home. Through the doorway you will find yourself in the rumpus room perfect for a billiard room. Lastly is the family room which could also be made into a 5th bedroom or study. Each of these rooms has AC vents allowing climate control all year round. The kitchen in this home has ample storage space with cabinetry both under and above the bench tops. There is a characteristic stove top accompanied by stainless steel oven, grill and sink space. Out to the backyard there is a large verandah allowing outside entertainment through most seasons. The backyard has been well looked after with grass and trees. There is also a large pool ready to be filled and used when you move in. Out through the fence you will find yourself with endless possibility's. Whether you want to hold onto the land for possible land development in the years to come or you've been dreaming of starting your very own farm. This land is not easy to come by and will be gone quick. The land has horse stables ready for use otherwise turn them into another shed to store equipment. FEATURES YOU WILL LOVE: 4.06 Hectares (approx.) House and shedding size 561m<sup>2</sup> (approx.) Side access to property 143.3m (approx.) frontage Easy Access driveway Front and Back verandah 4 spacious bedrooms with large windows 2 good sized bathrooms Large horse stables or convert to a shed Large freestanding shed Kitchen with ample storage plus stainless steel oven and sink Main bathroom with separate toilet Generous size Laundry with access to entertaining space Lots of car parking space Well maintained land Water licence for surface bore water on property Grey Water goes past the property The property will be sold via on-site auction on Wednesday the 29th of January at 4:00PM. To register for the auction please contact us. If you have any questions regarding the auction process, we are here to assist you. This property will not hang around long and is simply a Must see. For more information or to book a viewing, please contact Callan Lister on 0412 388 183 or Sophie Collett on 0413 166 057 at any time. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.