

**18 Hodges Road, Glossop, SA, 5344**



**House For Sale**

Wednesday, 18 December 2024

18 Hodges Road, Glossop, SA, 5344

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Raphael Liddle

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## Rural Luxury!

This fully renovated home has recently been completed and offers a spacious floor plan, perfect for a new owner looking to start a family and enjoy their new space!

At the heart of the floor plan is the lounge room, a wonderful area to relax in the evenings that opens up to the front entertaining space. The electric heater and ceiling fans are standout features, while built-in cabinetry provides ample storage options.

The kitchen is designed for entertaining large families and guests, featuring a movable island bench, Caesar stone bench tops, a service window, a dishwasher, overhead storage options and hidden appliance storage. Its strategic location between the dining room, outdoor entertaining area and front veranda, allows for easy catering to these spaces.

You can enjoy entertaining year-round in the secure outdoor entertaining area, which includes its own kitchen, drawer dishwasher, electric overhead heating, electric shutters, built in BBQ with burners, a ceiling fan, and much more. Additionally, the front veranda offers overhead heating and roller shutters for added entertaining options.

The sleeping areas consist of 5 bedrooms, with Bedrooms 2 & 3 featuring built-in robes and ceiling fans. The Master Suite beautifully designed, with a walk-in robe and a luxurious en-suite that includes a free standing bath, floating vanity, toilet and convenient access from Bedroom 4.

The main bathroom is well designed to maximise space with a large shower alcove, floor to ceiling tiles and a vanity. The new laundry is spacious and includes a second toilet and shaker profile cabinetry.

A detached home office is included, perfect for those who work from home or can be best utilised as a guest room if required. The area is insulated and equipped with a split system for heating and cooling.

The shed offers two parking spaces for vehicles with electric roller doors. The 9.8m x 7.2m open front area is great for storing trailers, machinery, or caravans with an additional secure bay measuring of 3.8m x 7.7m.

The property is located in the Glossop Horticultural district and is 4.9 km from the CBD (Kay Avenue) of Berri.

### Property Particulars:

Land Size 8.168 ha (20 acres)  
Date built 1950's  
Zone RuH - Rural Horticulture  
Council Rates \$2,300 per annum approximately  
Outdoor electric heating  
Outdoor kitchen  
Detached home office

### Plantings:

Shiraz

### Irrigation & Water Particulars:

Water authority Central Irrigation Trust  
Domestic Central Irrigation Trust water supply  
Rainwater storage 22,500 litre tank

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