

**245 Ryan Road, Waterloo Corner, SA, 5110**

**House For Sale**

Tuesday, 31 December 2024



245 Ryan Road, Waterloo Corner, SA, 5110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jamie Wood



Connor Young

## Convenient Rural Living with Endless Potential - 10.8 Acre Corner Block

Discover the ultimate rural lifestyle at this unique 10.8-acre property at 245 Ryan Road, Waterloo Corner. Perfectly positioned on a corner block, offering a unique blend of space, comfort, and functionality, this property is perfect for families, hobby farmers, or those seeking room to grow. The home features three spacious bedrooms, each with built-in robes, and a granny flat with its own full bathroom and kitchenette, providing flexibility as a private retreat, rumpus room, or additional living area.

Outside, the fully fenced residence is complemented by additional farm fencing around the paddock, making it ideal for animals or hobby farming. The property includes five sheds of varying sizes, including a 6m x 12m shed, as well as a shade house for gardening enthusiasts. Expansive, vacant yards offer endless potential for recreation, landscaping, or future projects, while the tree-lined fences enhance privacy and provide a scenic rural outlook. Sustainability is a key feature with four massive rainwater tanks plumbed directly to the home, ensuring a reliable and eco-friendly water supply.

Waterloo Corner, South Australia, is a sought-after location offering a unique blend of rural charm and convenient accessibility. Situated just 30 minutes north of Adelaide, this semi-rural suburb is known for its expansive properties, peaceful lifestyle, and strong appeal to families, hobby farmers, and those seeking larger blocks of land. This property offers a rare opportunity to enjoy the peace and space of country living while remaining close to local amenities and major transport routes. With its impressive features and endless possibilities, this rural gem won't last long! This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599.

### Features

- A wonderful 10.8 acre corner block offering multiple opportunities for hobby farmers, motor enthusiasts, equine lovers or large animals
- Inviting lounge area with built-in shelves and a cozy gas heater for year-round comfort.
- A charming wood-paneled kitchen with plenty of cupboard and draw storage, preparation space and flows seamlessly to the dining area that also boasts timeless wood-grain highlights
- Three spacious bedrooms, all with built-in robes, ensuring ample storage.
- Main bathroom is centrally located to the bedrooms, has a functional layout with separate toilet
- A granny flat featuring a full bathroom and kitchenette, ideal as a private retreat, rumpus room, or additional living space.
- Ducted evaporative cooling to keep you comfortable on hot summer days.
- Fully fenced residence with additional farm fencing surrounding the paddock - perfect for animals or hobby farming and trees following the fences provide privacy and a scenic rural outlook.
- Five sheds of varying sizes, including an impressive 6m x 12m shed, plus a shade house for gardening enthusiasts.
- Expansive yards, vacant and versatile, offering endless possibilities for recreation, landscaping, or future projects.
- 4 massive rainwater tanks plumbed directly to the home, ensuring sustainability and reliable water supply as well as an additional 3 for the property

### More info:

Built - 1987

House - 182 m<sup>2</sup> (approx.)

Land - 10.8 acres (4.4HA) (approx.)

Frontage - 373.7 m

Zoned - Rural Horticulture - RuH

Council - PLAYFORD

NBN - FW available

Heating - Gas Heater

Cooling - Ducted Evaporative

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RLA 284373

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