

261 Blockers Rd, Myponga, SA, 5202



House For Sale

Wednesday, 13 November 2024

261 Blockers Rd, Myponga, SA, 5202

Bedrooms: 2

Bathrooms: 2

Parkings: 5

Type: House



Jason OHalloran
0435838098

An Escape to the country like no other

At the front gate of Woodland Springs is where your escape to the country really begins. You'll hear the birds, feel the gentle breeze blowing, and notice that there are no cars and no suburban noise. The tranquil country atmosphere will wash over with the last rays of sunshine as the light slowly begins to fade behind the gum trees. Your home, your day is done and it's time to unwind.

Welcome to the heart of the Fleurieu Peninsula, where you are only 5kms from the Myponga town centre, and a short 20 minute drive to the sparkling waters of Myponga Beach. Close at hand are shops, schools and services as well as that amazing lifestyle you promised yourself you would one day enjoy.

Your castle is set on just over 5 acres, and is a lightly wooded, well established, Eco-focused, modern property that has been carefully constructed and designed to be one with the surroundings. At the securely gated front entry you will discover off to the side, an open landing that holds a powered, concrete floor garage. Fitted out, it's ready to store vehicles or perhaps be a place to run a home business from. The bespoke wooden cabin will catch your eye, and draw you in to explore it's potential through possible AIRBnB use, studio or creative space environments. There is also an additional storage shed, and large covered wood store that holds many years of pre-cut wood.

If you follow the central driveway, you will move past not one but two dams the property enjoys. The first is spring-fed, providing water all year round and is plumbed to be an additional source to the home if required. The second is the seasonal dam, which captures precious water for use at the property for features like the Wild Orchard that has Apples, Pears, Plums, Chestnuts and Walnuts.

The outlooks across the neighbouring farmland begin to open up as you reach the top of the driveway. Beneath the canopy of the gum trees, the light streams through, and vistas provide a stunning prelude to the amazing home now in front you.

With a modern approach and outlook, the current owners have delivered a home that responds to it's surroundings, and carefully draws in the very best views and aspects of the high-set location. Built in 2019, the homes roof line has been positioned to track the sun with maximum effect for the solar system. The position of the southern entertaining area has been done to provide a sun-sheltered place to relax and entertain with the very best views across the valley and beyond.

Careful consideration has been given to features like the internal fencing, well-established and low-maintenance native gardens, and the extensive rainwater harvesting that is plumbed to the home. The water will come in handy, when using the heated mineral plunge pool, enjoy a dip in the morning or night, no matter the weather, swimming season is open all year round.

Stepping inside the home is as enjoyable as the outside. The high ceilings, picture windows and quality decor choices provide a stunning connection with the surrounding countryside. A flowing and flexible floor plan affords a huge central open plan living space that has twin double opening doors (connecting the entertaining area and grassed yard seamlessly).

The beautiful kitchen overlooks the entire indoor/outdoor living space. It's a masterclass of modern design, with an abundance of storage and food preparation bench space. Paying homage to the countryside is the large oven with gas cook top, and quality appliances to ensure creative cooking is a breeze.

The master bedroom is close at hand, and affords a level of style and functionality seldom seen. Carefully positioned during the build, the master has been reserved for this homes most premium view across the valley. However, you can pop next door to the huge ensuite, and drop in the deep bath enjoying even more amazing views from the floor to ceiling windows.

The eastern side of the home is where you will find the second bedroom, which also has a stunning outlook across the local farm paddocks. A sparkling full-sized second bathroom has been incorporated with a European style laundry, and is finished to an amazing standard.

A summary of this property is best described as: One of one. This is a rare opportunity for you to secure a quality country home close to everything with an outlook and lifestyle prepared and finished to an amazing standard. It's all done and ready for you right now.

Learn more with our extensive feature list and brochure pack. Arrange your VIP inspection of this very special property by contacting Jason on jason.ohalloran@raywhite.com or 0435 838 098.

Land Size / 5.75 acres (approx.)

Local Council / District Council of Yankalilla

Council Rates / \$2,892.25

Title / Torrens Title

PLEASE NOTE: This property is being auctioned onsite, Sunday 8/12/2024 at 2:00pm (Unless Sold Prior) in line with current South Australian Real Estate legislation. Should you be interested we can provide you with a printout of recent sales to assist you in your value research.

The sales documentation including the Vendor's statement may be inspected at 67 Main South Road, Normanville, SA 5204 for 3 consecutive business days immediately preceding the auction; and will be on display at the auction for 30 minutes before the Auction commences.

Disclaimer: We have obtained all the 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.

If a land size is quoted it is an approximation only. You must make your own inquiries as to this figure's accuracy. We do not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.