

35 Battunga Road, Meadows, SA, 5201



House For Sale

Wednesday, 13 November 2024

35 Battunga Road, Meadows, SA, 5201

Bedrooms: 4

Bathrooms: 2

Parkings: 16

Type: House



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Once in a Generation Opportunity

Best offers by Tuesday 3rd of December (unless sold prior)

Nestled in the tranquil hills of Meadows, 35 Battunga Road offers a rare chance to own a lifestyle property that combines modern comforts with a peaceful rural setting, just moments from the town centre. This beautifully presented 4-bedroom home, built in 2008, sits on a spacious and well-established plot of land with an impressive range of features designed for both practicality and sustainability.

Step inside and experience the warmth and character of the home. The living areas are designed with an open-plan layout, creating a spacious and inviting atmosphere. The large kitchen is fitted with Westinghouse stainless steel appliances, including a gas cooktop, electric oven, and dishwasher, making it a perfect space for family meals and entertaining. The kitchen also offers ample bench space and storage, making meal prep a breeze.

The home is heated by a combustion wood heater, adding warmth and charm during the cooler months, while evaporative cooling ensures a comfortable environment throughout the warmer season.

The 4 spacious bedrooms are well-appointed, with built-in robes and ample natural light. The home also features a covered outdoor entertainment area, ideal for alfresco dining or simply relaxing and enjoying the peaceful surroundings while taking in one of the many stunning sunsets over the mature gum trees that frame the property.

Conveniently, the property is NBN connected, offering fast internet access, and there is a double carport with electric roller doors, providing secure parking for vehicles.

Outside, the property excels with its expansive, well-maintained land and an impressive array of infrastructure to suit a range of uses. There are 4 large and 3 small day yards, all equipped with Stockguard electric fencing perfect for livestock or horses. The property also includes 3 large paddocks, complete with a winter creek that winds its way through the land, adding natural beauty and appeal.

With the entire property being fully fenced, it provides security for both animals and family. For water needs, the property is equipped with a bore and 46,150 litres of rainwater, ensuring ample water for the home, gardens, and any outdoor pursuits.

For added convenience and safety, the property includes a Radfire UV Steriliser & Alarm system, purifying the water and offering peace of mind. A fire pump and hose are also in place for fire protection.

Internal Features:

- Large kitchen
- Gas cooktop
- Electric oven
- Dishwasher
- Combustion heater
- Evaporative cooling
- Second living area
- Laminate floorboards
- Master with ensuite, separate toilet, and walk-in robe
- Built-in robes

Outdoor Features:

- Outdoor entertaining area
- 12m x 15m x 4.8m high shed

- 6m x 9m shed
- 3-phase power
- 92,300L rainwater
- Bore
- Redfire UV steriliser & alarm
- 6kW solar system
- Biocycle septic
- Winter creek
- 3 paddocks
- 4 large and 3 small day yards

35 Battunga Road represents a once in a generation opportunity to secure acreage so close to the heart of Meadows. The property offers the perfect combination of seclusion and accessibility, with Meadows town centre just a short distance away. This vibrant community offers shops, cafes, schools, and other local amenities, ensuring that you can enjoy peaceful rural living without sacrificing convenience. Whether you're seeking a hobby farm, space for your family, or a peaceful retreat with plenty of room to grow, this property offers endless possibilities.

Disclaimer: All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy and accept no liability for any errors or omissions (including but not limited to property land size, floor plans, and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947