

91 Clancy Road, Gawler Belt, SA, 5118



House For Sale

Tuesday, 26 November 2024

91 Clancy Road, Gawler Belt, SA, 5118

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: House

Modern Rural Retreat with Equestrian Excellence

Nestled on the picturesque outskirts of Gawler Belt, 91 Clancy Road offers a harmonious blend of modern living and rural serenity.

Stepping inside, the heart of the home impresses with a renovated kitchen, meals, and living space. Featuring stone benchtops, a 900mm electric oven and cooktop, a dishwasher, a tiled splashback, and a built-in pantry, the kitchen seamlessly blends style and practicality. Ceiling fans, downlights, and an auto roller shutter in the front living room enhance comfort and privacy.

The master bedroom, located off the entry, boasts a built-in robe, a ceiling fan, and a manual roller shutter. The central bathroom includes a shower recess, single vanity, and toilet, complemented by a second separate toilet and ample built-in hallway storage. Bedroom two mirrors the master with a built-in robe, ceiling fan, and manual roller shutter, while the versatile study, also equipped with a ceiling fan and roller shutter, could easily serve as a fourth bedroom. Bedroom three or the rumpus room, positioned at the far end of the home, offers a built-in robe, walk-in storage, split system air conditioning, and backyard access.

A recently upgraded ducted reverse-cycle heating and cooling system (just 12 months old) ensures year-round comfort, while hybrid flooring flows seamlessly throughout. Solar panels add energy efficiency, and the laundry completes the interior functionality.

Step outside to find a spacious pergola with a ceiling fan, perfect for entertaining. The property boasts three well-maintained paddocks (two with shelters), a 30m X 60m arena, two stalls, and a raised garden bed. Three rainwater tanks (approximately 22.5kL each) provide ample water supply, while planted ground cover between paddocks and along the boundary enhances the landscape. Additional features include shedding with concrete flooring and power, a septic system, and a meticulously designed outdoor layout that caters to equestrian pursuits or hobby farming.

Additionally:

Year Built - 1965 (approx.)

Wall Construction - Brick

Land Size - 1.070ha (approx.)

Floor Area - 178.2sqm (approx.)

Frontage - 78.0m (approx.)

Zoning - RUL - Rural Living

Local Council - Light Regional Council

Estimated Rental Return - \$750.00 - \$800.00 Per Week (approx.)

Council Rates - \$572.31 qtr. (approx.)

Water Rates (excluding Usage) - \$157.20 qtr. (approx.)

Es Levy - \$99.20 p.a (approx.)

Easement(s) - No

Encumbrance(s) - No

Sewerage - Septic

This property combines modern conveniences with rural charm, creating the perfect sanctuary for families, horse enthusiasts, or those seeking a tranquil lifestyle. For further enquires or to organise a private viewing, Please contact Bailey Truscott today on 0452 267 602.

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!

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