

377 Cannawigara Road, Bordertown, SA, 5268



Rural For Sale

Saturday, 23 November 2024

377 Cannawigara Road, Bordertown, SA, 5268

Bedrooms: 9

Bathrooms: 4

Parkings: 4

Type: Rural



Hayden Obst
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Brenton Carson
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Two Family Homes on 25 Acres!!

Welcome to your slice of rural living paradise that offers both opportunity and options! Ideally located on the Western edge of Bordertown, an rural township with schools, cafes, hospital, multiple doctor clinics, shopping, parks, sporting facilities, everything you'd want from a country community. This very appealing property spans approximately 10.14 hectares (25.05 acres) and boasts two desirable dwellings and impressive infrastructure.

The main brick veneer homestead is a quality built house surrounded by beautifully maintained lawns and established gardens, and comes equipped with pop-up sprinklers for easy upkeep. The substantial home comprises of five large bedrooms, main bedroom with ceiling fan, walk-in robe and ensuite. Three other bedrooms have built-ins and one bedroom is large enough to be utilised as a third living room, kids play room or craft room.

Walking through the front doors, you're met with an entrance hall big enough to even fit a dining table and the piano! Tiled open plan kitchen/dining and living room. The kitchen has endless amounts of bench space, cupboard storage and walk-in pantry. There are built-in cupboards along the Eastern wall which provides an abundance of extra storage and integrates an office desk, great for kids who like doing homework without wanting to be tucked away in their bedroom. The large windows allow light to flood the room and provides picturesque rural garden views. The bi-fold doors open up to the formal lounge, a spacious room that add to its family friendly appeal.

Heating and cooling is serviced by reverse cycle ducted air conditioning throughout and a slow combustion wood heater. Large central three-way bathroom with shower, bath and separate toilet. Laundry with built-in cupboards with rear yard access. Double garage with electric roller doors, wraparound veranda and paved outdoor entertainment area, a great place to host parties or a summer BBQ. The 10kw of solar with 6kw battery will put a dent in your electricity bill, and the fully fenced above ground pool is a notable for those hot days.

The second dwelling is a Sarah Home, built in 2000, with plenty of features. Functional kitchen that opens up to the dining area and lounge room which is kept comfortable year round with a slow combustion woodfire and cassette reverse cycle air conditioner, all with timber floating floorboards. Four bedrooms, main with ensuite and walk-in robe. Central three-way bathroom with shower, bath and separate toilet. Front and rear veranda, and all weather outdoor entertainment area. The house also has a fully fenced rear yard with established gardens and pop-up sprinklers, 5kw of solar and a double shed with concrete floor and power.

The house provides various opportunities of an added income stream to its new owner. Whether it's for extra family members, Bed and Breakfast, short or long term tenancies, the options are endless! It's currently leased to long term tenants. Current rental appraisal - \$370 to \$380 per week.

Other property standout features include:

- * Spectacular approximately 10.14 hectares (25.05 acres) setting
- * 3 well fenced paddocks
- * Fully equipped bore with back-up town water supply if required
- * Implement shed 1 - 12m x 37m (approx.)
- * Implement shed 2 - 12m x 25m (approx.)
- * Excellent shearing shed with raised board
- * Stock yards
- * Work shop with concrete floor and power
- * Raised storage shed/barn
- * Garden shed, wood shed and established trees
- * Rain water storage (Approx.. 5 x 22,500L tanks)
- * 2 x grain silos (Plus 1 x in need of repairs)
- * Security cameras

And More!

In summary, a very impressive property with plenty to offer. If your heaven on earth is to run a hobby farm and stylish rural living with the added bonus of a second house close to town, then this property truly has everything you could ever want and so much more!

Specifications:

CT: 6086/777

Council: Tatiara

Zoning: Rural

Council Rates: \$1,986.95 (24/25)

Land: approximately 10.14 hectares (25.05 acres)

RLA153432