

Sold



Cockatoo Valley



## Your Haven...3.6 Acres, Creek & Modernised Home

There has been no expense spared on this beautiful property.

The 3 bedroom home has been externally modernised and extended over the past few years.

A new kitchen with dishwasher, Caesar stone tops, glass splash backs and new appliances.

The bathroom with all new facilities including a luxurious deep bath.

A new family room has been added to create a huge open plan living area.

The ducted reverse cycle air conditioning and the new slow combustion wood heater ensure comfortable living.

Security shutters on almost every window also help maintain an even temperature during extreme weather, plus the added security with the inclusion of security doors front and back.

Ample storage is provided for via the built-in robes in all three bedrooms plus the large linen cupboard and cupboards in the laundry.

3 1 2

**Price**

SOLD

**Property Type**

Residential

**Property ID**

570

### Agent Details

Peter Wiencke - 0458 283 877

### Office Details

Wiencke and Associates Real Estate  
9 Hanson Street Freeling SA 5372  
Australia  
08 8525 2725



In addition to the main toilet there is an outside toilet for when you are in the garden or small vineyard.

In the backyard there is also a walk-in cellar cut into the hill face.

At the side of the house is a carport with roller door.

A multitude of sheds include a 9x7.5m, 9x6m, both with cement floor and power. There is an additional storage shed 7.3x5.2m, wood shed and animal shed.

The current owners have also replaced boundary fencing and the old septic system has been replaced with an aerobic treatment system allowing the waste water to be used for irrigation on the vines and fruit trees.

Mains water is connected plus there is over 55,000 litres of rainwater storage.

The block is divided into three sections, the house yard and two separate paddocks. A gate at the rear allows a separate exit to the gravel access road for neighbouring properties. A bore (not equipped) may be worth investigating.

Imagine on a warm spring day, sitting on the deck at the front, screened from neighbours by the high stand and trees, gazing over the creek at the front enjoying a nice glass of wine and watching the Kangaroos graze.

If your glass becomes empty, the Barossa Valley wineries are just over the side of the hill.

Gawler is only a few minutes away.

Seems idyllic doesn't it? Why don't you call Peter on 0458 283 877 to arrange a private viewing?!!

RLA 233441

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.