

Under Contract



## Tarlee



This large country villa was the bank managers residence and you also get the former bank!

Built in 1928, this large country villa was the bank managers residence. The former bank attached at the front of this home is now used as the family room, it even still contains the vault and CHUBB safe.

The managers residence features two large bedrooms downstairs and a large loft bedroom upstairs with it's own air conditioner.

Elaborate ceiling roses in the formal dining and formal lounge are a wonderful feature. These rooms have been restored to demonstrate the decor for the era.

The formal dining room features an open fireplace while the formal lounge contains a slow combustion fireplace. Cooling for the home is via the ducted evaporative air conditioner which was only installed in 2018.

The owners have done extensive work on the home whilst maintaining the character of the twenties. A new bathroom does bring that room into the 21st century.

The loo under the back verandah has now become the second loo for when work is being done on the 1010m2 block.

The kitchen features a lot of storage and still has the old wood stove as a feature. A new electric stove was installed only in 2018.

Under the back verandah is the sleepout which would lend itself to being a fourth bedroom or study.

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<b>Price</b>	\$329,950
<b>Property Type</b>	Residential
<b>Property ID</b>	587

### Agent Details

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A valuable bonus is the large solar system and battery. These were installed in 2018 as well. In addition to this money saving system, four rainwater tanks with a total capacity of approx 13,000 litres help to keep the water bills low. A new heat exchange hot water service was installed in 2020.

A separate games room which is lined and insulated has been created in the 9x6m shed. Approx 6x6m is the games room and 3x6m for storage or a hobby space. There is even internet connection to it!!

Adjacent to the games room is a high clearance carport (remove the roller door and approx 2.9m clearance is achieved). The carport is approx 7x9m. A separate 6x3.6m shed is used as a workshop. Throw in the wood shed and chook pen and the shedding is complete.

The back yard has fruit trees, flowers, fountain plus an undercover fernery/green house which is joined to the large back verandah and outside entertaining area.

The outside of the house has recently been painted along with the roof and new guttering installed.

Tarlee is approximately 15 minutes drive from doctors, chemist and shopping in Kapunda. Even closer to Riverton or only 25-30 minutes to Gawler. Hop onto the expressway at Gawler and Adelaide is only a quick drive away.

Features -

Solar power and battery

Rainwater tanks

2 toilets

Under cover parking for 2 cars

Shedding

3/4 bedrooms

Dining areas

Separate games room

Heating and cooling

As solid as an old bank!!

#### **RENOVATIONS AND IMPROVEMENTS SINCE 2018**

Solar system and battery installed

Bathroom completely refitted

Laundry taps reconnected and trough installed

Laundry ceiling fitted

Loft storage area at top of stairs created

More insulation added to loft bedroom walls

Whirly gig installed in loft bedroom

Air conditioner added to loft bedroom

New light fittings in kitchen and bathroom

Splash back and tiles near old stove installed

Wired in smoke detectors installed

Hallway, lounge, and dining room painted

Cracks in walls repaired

New Shade cloth over Serenity Garden

Established serenity garden (outside kitchen window). The beautiful creepers to create privacy are Banksia Rose, Hardenbergia and a 3<sup>rd</sup> Aust native creeper

Alsanite roofing on pergola replaced

Outdoor kitchen/entertaining area erected

Sleep out ceiling replaced and fan installed

Fans installed in the main bedroom and the bank rumpus room

Garden planted to form a screen ( with predominately native shrubs) so that sheds cannot be seen from entertaining area. Plants are established and will achieve the goal. There ar many bulbs planted including some spectacular Iris's

Many fruit trees established including lemon, mandarin, lime, nectarine, plume, fig and passionfruit

Large area for vegetables

Fox proof chicken run.

3 more rainwater tanks

Large back shed converted to a games room with double insulated walls and ceilings and internet connection brought up to current standards

Money saver hot water service installed

Switch board brought up to current standards with all necessary safety switches installed

All gutters replaced

Facia board and gables repaired or replaced

Minor repairs to roof and roof painted.

Exterior of house painted

New TV aerial installed

TV plugs fitted in main bedroom and bank rumpus room (Note: TV in lounge must be connected to arial to get reception at the other points)

RLA 233441

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