



**LYNDOCH - Absolute Privacy on a Tree Studded Acre Plus**

\$395,000

5,160m2 of tree studded landscape is what surrounds this 3 bedroom transportable home. Built on site in 1985, this home features a large open plan living/dining area that adjoins the timber kitchen and then leads outdoors. Bedrooms 1 and 3 offer built-in robes, the main 3-way bathroom has both a separate toilet and vanity, and ducted evaporative cooling runs throughout, along with ceiling fans in the living/dining and kitchen areas.

Since being built, the home had been improved with the addition of approximately 230m2 of outdoor entertaining ? doubling the size of the house itself! This undercover entertaining begins at the front door and wraps around the home extending the full length of the house and carport. This area has timber screens that provide separate entertaining spaces under the one roof, and the timber bar overlooks the shaded pergola, aviary and fully reticulated pond and stream that run across the property.

Set down from the road, with an old railway line on one boundary, vineyards in the property opposite, and a massive 10m x 13m garage screening the neighbours, you get the sense of having virtually no neighbours, but still having the comfort of the amenities Lyndoch has to offer, as well as being minutes from Gawler.

With space to do as you please, and the scope to easily extend the existing house, your dream property could be right here!

Call today to arrange an inspection to suit.

**Upcoming Inspections**

Inspect by appointment, contact agent.

**Land Size**

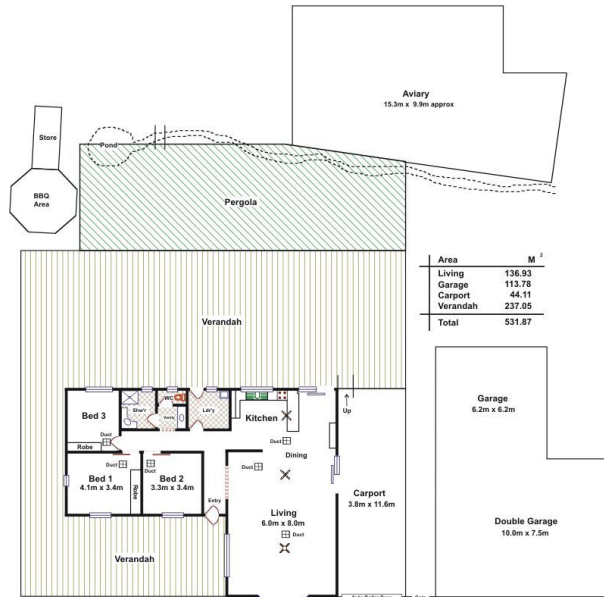
5160 m2

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Planner Note: Every care has been taken to verify the correctness of the areas and details used in this layout. No warranty or representation is given or made as to the correctness of the information supplied and neither the owner, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustrative purposes only and intending purchasers should satisfy themselves independently regarding exact layout and location of the property. Please check with local council that all structures are approved by council.

