



SPRINGTON - Four Bedrooms and Fruit Trees

\$379,950

Set on one acre (4,047m²) of land with a relaxing rural outlook, this property is sure to tick the boxes.

The home offers formal lounge overlooking the front gardens, and an open plan kitchen, dining and family area that leads through to the outdoor entertaining area, paved and covered for year-round use. The 4 bedrooms include; master with built-in robe and ensuite, and bedrooms 2, 3 and 4 with convenient access to the main bathroom and separate toilet. Servicing the home is a split system for heating and cooling and a separate slow-combustion heater, with an additional ceiling fan in the dining/family area - keeping you comfortable in your new surroundings. The double length carport under the main roof houses two cars, with the separate 7.5m x 6.1m shed could easily store other cars and toys alike.

The land is home to an established orchard of over 30 fruit trees, along with beautifully maintained gardens. The rural views from the rear of the property are divine, and being set on 4 titles you have the opportunity to expand the orchard, or even start a small market garden. Plus there is always the possibility to sub-divide (STCC).

Other features include 22,000L of rain water storage pumped to the house and a 2kW solar system.

Time to make the move? Call Kies today to arrange your private inspection.

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

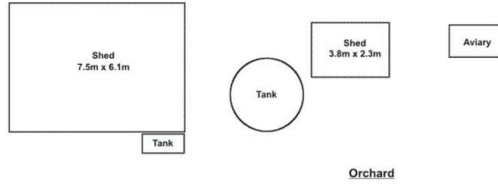
4047 m²

Kies Real Estate

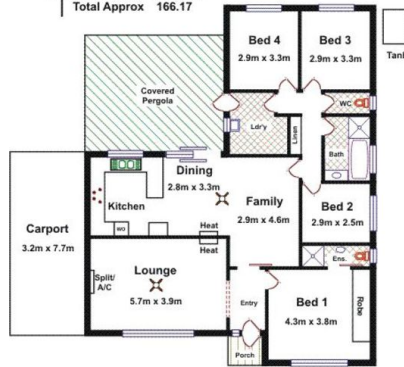
enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118



| Area | M ² |
|---------------------|----------------|
| Living | 139.72 |
| Carport | 24.64 |
| Porch | 1.81 |
| Total Approx | 166.17 |



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

