



## COCKATOO VALLEY - What A Stunning Sight!

\$649,950

Located down a private driveway on a 3.75 acre property studded with established trees and shrubs, sits this quality, owner-built home with views over the Barossa Ranges, only minutes from Gawler and local amenities!

The three bedrooms are located on the south-west side of the home, with bedrooms 1 and 2 both having direct access to the return verandah through classic French doors. Bedroom 1 also boasts an enormous walk-in robe and ensuite with shower and bath.

The main living area consists of open-plan dining and lounge with vaulted ceilings. The wood-combustion fan-forced heater brings warmth to such an open and light-filled space, and three French doors open onto the verandah and catch the last glimpses of the afternoon sun and sunset.

Designed with the budding home chef in mind, the spacious Blackwood kitchen offers 900mm gas/electric cooker and rangehood, walk-in pantry, dishwasher, ample cupboard and bench space, window overlooking the gardens, and informal meals area adjacent. Stunning floating floors flow through the kitchen and meals area to the lounge and dining.

With a 7m x 7m carport with fire wood storage area, a 9m x 9m shed with concrete floor and power, complete with shower, toilet, and kitchenette, plus a 5.4m x 4.1m garden shed, there is plenty of room for cars and toys alike, and the double garage/rumpus could suit a multitude of uses. The property is serviced by 3 phase power, solar hot water system with booster, biocycle septic tank and mains water, and is also connected to two 30,000L rain water tanks (with an additional 100,000L rainwater storage with auxilla

## Upcoming Inspections

Inspect by appointment, contact agent.

## Land Size

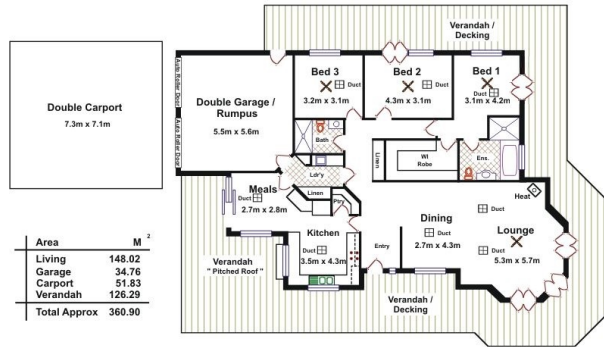
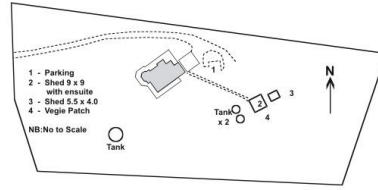
3.75 m2

## Kies Real Estate

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Area	M <sup>2</sup>
Living	148.02
Garage	34.76
Carport	51.83
Verandah	126.29
<b>Total Approx</b>	<b>360.90</b>

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, Auctioneer nor the Agent, accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding areas, layout and location of the property. Please check with local council that all structures are approved by council.

