

**LYNDOCH - 4 Bedroom On Over An Acre**

\$459,950

Location, location! Set on an acre and a quarter this 4 bedroom Fairmont home is in the most tranquil and idyllic setting. Boasting 4 bedrooms, 3 with matching built in robes and a huge main bedroom of some 20 square metres, together with formal lounge/dining and an informal meals/family area this home will comfortably accommodate the growing family. The 3 way bathroom offers separate vanity and separate toilet facilities and adjoins the spacious laundry. With all electric appliances including reverse cycle ducted heating and cooling, and extra heating, also in the form of a slow combustion which may be fuelled economically from your very own wood lot on the property, with the 2.5 kW solar system contributing to the power bills this is a cheap home to run at a fantastic feed in tariff of 60¢/kW. With abundant shedding on the property, a 6.2m x 4.7m shed, a 6.3m x 7.4m workshop and a 6.3m x 6.0m carport there is ample storage. Inspection is sure to impress and is by appointment.

Call today to arrange a time to suit.

RLA: 249396

**Upcoming Inspections**

Inspect by appointment, contact agent.

**Land Size**

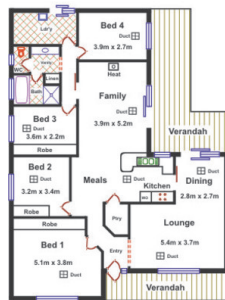
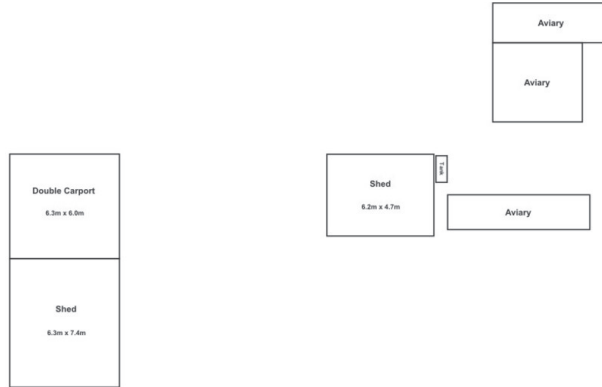
5010 m<sup>2</sup>

**Kies Real Estate**

[enquiries@kies.com.au](mailto:enquiries@kies.com.au)

08 8523 3777

3A Adelaide Road, Gawler 5118



Area	M <sup>2</sup>
Living	164.97
Carport	37.80
Verandah	35.08
<b>Total Approx</b>	<b>236.95</b>

Please Note: Every care has been taken to verify the correctness of the area and details used in this buffer. No warranty or representation is given or made as to the correctness of the information supplied and neither the agents, illustrators nor the Agents accept responsibility for errors or omissions. The reader is for measurement purposes only and should verify contents around actual measurements independently, regarding area, layout and location of the property. Please check with local council that all structures are approved by council.

