



**KERSBROOK - Energy-Efficient Country Retreat**

\$649,950

**"JARRAWARRA"**

Jarrawarra is an energy-efficient home situated right on the doorstep of the fabulous Barossa Valley. It has solar panels that generate around 1.5 kilowatts and a solar/electric hot water system. The building is fully insulated in the roof, as well as the exterior and interior walls. Together with north-facing orientation and wide eaves, this means the house stays degrees warmer in winter and cooler in summer, creating significant savings on fuel costs. There are also two split system airconditioners and a slow combustion heater, to ensure year-round comfort. Ample firewood is available on site.

Situated on a bitumen road just 2 km from the township of Kersbrook, the farm consists of 8 hectares (20 acres) of gently sloping land. It features grazing paddocks suitable for horses, a small protea plantation that generates over \$15,000 per year, and native scrub. This beautiful property is only an hour from the CBD. Drive to work or park at Tea Tree Plaza and catch the O-bahn. Better still, work from home, as the current owners have done. That's a great option made possible by the high-speed ADSL2 broadband internet connection. And when you need retail therapy, you are only 30 minutes from major shopping centres such as Tea Tree Plaza, Golden Grove, Elizabeth, Parabanks, Munno Para and Gawler.

Imagine coming home to this haven and feeling the cares of the day disappear. Jarrawarra offers you an idyllic lifestyle-tranquillity, beauty and fresh air, combined with convenience, comfort and energy-efficiency. The ideal place for your "tree change".

RLA 61382

**Upcoming Inspections**

Inspect by appointment, contact agent.

**Land Size**

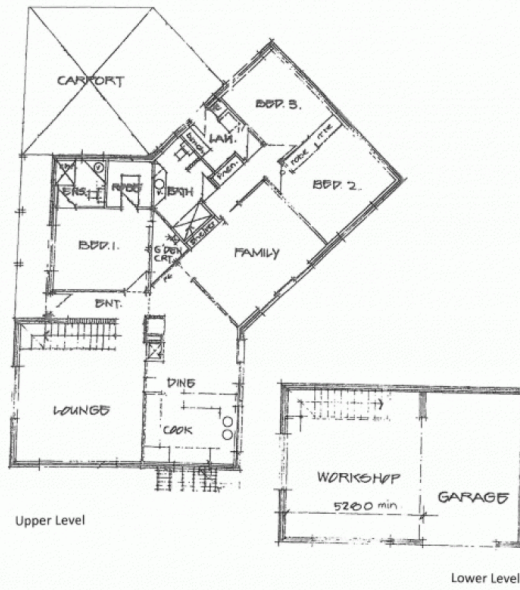
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**Disclaimer**

Please note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. However, the plan is not a surveyed plan and the dimensions given are estimates only. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners nor the Agents can accept responsibility for errors or omissions.

