



HAMILTON - "Merriwood Farm"

\$399,950

"3 Bedroom Cottage"

This stunning 200m² 1890's cottage set on 2.109 Hectares offers an idyllic lifestyle with 360 degrees of majestic rural views - rolling hills and grazing land. Merriwood Farm offers 3 bedrooms, master with open fireplace, reverse cycle heating and cooling, dining room with slow combustion heater and a lovely feature stained-glass window, family/lounge also has slow combustion heating, new modern country style kitchen made from American Oak and lovely double timber doors leading outside.

This cottage also has a lovely tiled hallway leading to a stylish bathroom that offers a large corner spa, shower, free standing timber vanity, separate toilet and a very large laundry.

"Studio/Guest House"

Offers open plan living with slow combustion heating in lounge, good size bedroom, self contained kitchen and bathroom, also has double French doors leading onto the verandah to "take in the views".

"Property"

The property has 4 paddocks, some with shelters, 9.3x10.3 shed for parking with workshop and 15Amp power points, large aviaries, kangaroo enclosure, shared bore (salinity 200/300ppm), approximately 55,000L of rainwater storage, stunning cottage gardens with fishpond and mature trees throughout the property.

All this situated approximately 10km out of Kapunda and only a 30-40min drive to the Barossa Valley or 25-30min drive to Gawler.

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

21090 m²

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