



### IDYLLIC COUNTRY OASIS

\$1,200,000

LOOKING TO BUY YOUR DREAM HOME, THEN LOOK NO FURTHER. SET ON OVER ONE AND A QUARTER ACRES WITH UNBROKEN RURAL VIEWS, AN OFFERING THAT SIMPLY TAKES YOUR BREATH AWAY.

THIS SPACIOUS 280 M2 HOME HAS BEEN METICULOUSLY ESTABLISHED AND LOVINGLY MAINTAINED, UPON ENTERING THROUGH THE LEAD LIGHT ENTRANCE THE PROPORTIONS AND QUALITY OF THIS HOME IS APPARENT, BOASTING 9' CEILINGS THROUGHOUT WHICH ARE RECESSED IN THE MAIN HALLWAY LEADING TO THE ENORMOUS FORMAL LIVING AREA. IT ALSO OFFERS FOUR GENEROUSLY SIZED BEDROOMS WITH ENSUITE AND WALK-IN-ROBE TO THE MAIN, TOGETHER WITH A SPACIOUS OPEN PLAN FAMILY/DINING OVERLOOKED BY THE MODERN AND FUNCTIONAL KITCHEN.

OUTSIDE IS IN A CLASS OF ITS OWN WITH A FULL RETURN BULL-NOSE VERANDAH, PERFECT FOR ALL YEAR ROUND ENTERTAINING WITH A SECOND PERGOLA AREA AND EVEN A ROTUNDA. THERE IS HEAPS OF SHEDDING TOO, PLENTY OF STORAGE FOR CARS, CARAVANS AND TOYS. THE ESTABLISHED GARDENS ARE A JOY WITH MATURE TREES AND LAWN, THERE IS EVEN A SMALL VINEYARD OF MATARO GRAPES CURRENTLY PRODUCING OVER ONE HUNDRED BOTTLES A YEAR FOR THE CURRENT OWNERS.

AN IDYLLIC COUNTRY PROPERTY IN THE CHARMING TOWNSHIP OF ROSEDALE, A PERFECT BLEND OF RURAL LIVING AND CONVENIENCE. ENJOY THE TRANQUILITY OF YOUR OWN PRIVATE OASIS WHILE BEING JUST A SHORT DRIVE TO THE VIBRANT TOWNS OF TANUNDA AND GAWLER.

Disclaimer: Every care has been taken to verify the correctness of a

### Upcoming Inspections

Inspect by appointment, contact agent.

### Land Size

5311 m2

### Kies Real Estate

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