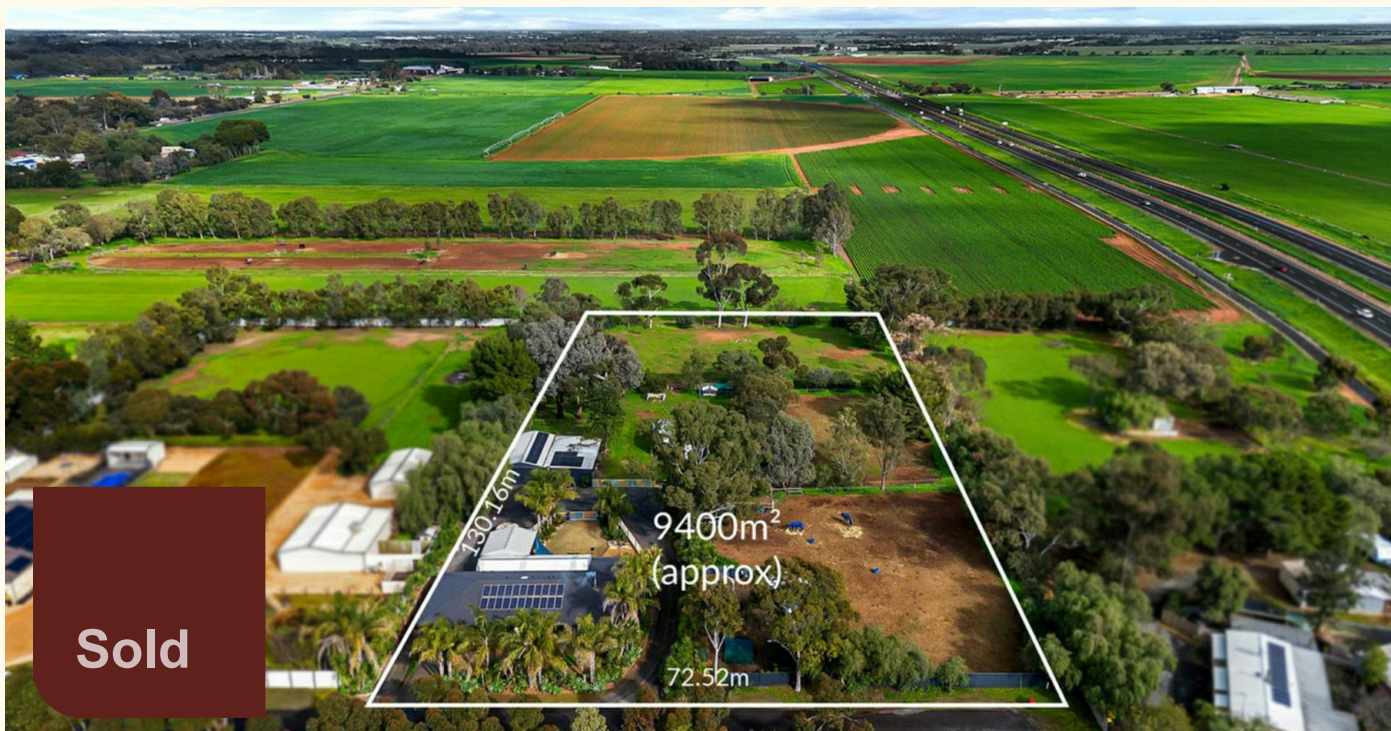




35 Hart Road, Buchfelde

Country Living Without Compromise

Nestled just under 5 kilometres north of Gawler's township, this exceptional country lifestyle property offers the perfect blend of rural tranquillity and warm, inviting living. Set on an impressive 2.3-acre parcel of land, this beautifully maintained acreage property has been thoughtfully designed for families, hobby farmers, horse enthusiasts, and those seeking extra space without compromising on comfort.

Stepping inside, you'll immediately appreciate the warmth and character this home has to offer. Designed with family living in mind, the flexible floorplan provides multiple living and entertaining spaces. Freshly polished slate flooring flows throughout the main living areas, complementing the home's timeless country charm, while the light filled formal lounge and dining room features plush carpets.

At the heart of the home sits the beautifully appointed country-style timber kitchen, perfectly positioned to overlook the family living area where a cosy combustion heater creates the perfect atmosphere during the cooler months. Industrial ducted heating and cooling ensures year-round comfort, while double-glazed windows and roller shutters to the front-facing rooms provide excellent insulation, privacy and energy efficiency. The generous master suite offers a peaceful

4 2 6

FOR SALE
\$1,300,000 - \$1,400,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



retreat including a walk-through robe and spacious ensuite, while bedrooms two and three are complete with built-in robes, making the home both practical and functional for growing families.

Outside is where this property truly shines. The expansive undercover entertaining area has been designed for entertaining guests, complete with outdoor blinds, a ceiling fan and even an outdoor, built-in bar, creating the perfect setting for family gatherings, weekend barbecues or simply relaxing while taking in the peaceful surrounds. Beautifully established gardens and meticulously manicured grounds enhance the home's picturesque setting, offering a sense of privacy and serenity that is truly hard to come by.

For those requiring extensive shedding and infrastructure, the property is exceptionally well equipped. A large 6m x 12m workshop featuring a high-pitch roof, and provision for a mezzanine and vehicle hoist provides endless versatility, while a caravan shed, multiple garden and woodsheds, two horse float sheds and a dedicated tack room cater perfectly to tradies, collectors or equestrian enthusiasts. Three electric-fenced horse paddocks, ample rainwater storage, a chicken coop, veggie garden and established fruit trees complete this outstanding lifestyle package. To top it all off, the impressive 9.9kw solar system with 41.9kw battery storage offers significant energy efficiency and long-term savings, making this remarkable property as practical as it is beautiful.

Property Features:

- Charming 1980s country-style residence
- Approximately 2.3 acres of beautifully maintained land
- 4 generous bedrooms and 2 bathrooms
- Master suite complete with walk-in robe and spacious ensuite
- Built-in robes to bedrooms 2 & 3
- Freshly polished slate flooring throughout
- Formal lounge and dining featuring plush carpets
- Spacious family living area with cosy combustion heater
- Country-style timber kitchen
- Double-glazed windows and roller shutters to front-facing rooms
- Industrial ducted heating and cooling throughout
- Expansive undercover entertaining area with outdoor blinds, ceiling fan and bar
- Immaculate, well-established gardens and manicured grounds
- Large 6m x 12m workshop with high-pitch roof, provision for a mezzanine & vehicle hoist
- Impressive 9.9KW solar system with 41.9kw battery storage
- Caravan shed plus multiple garden sheds
- Two horse float sheds and dedicated tack room
- Three electric-fenced horse paddocks
- Ample rainwater storage
- Chicken coop, veggie garden and established fruit trees

A truly complete lifestyle property where comfort, practicality and country living come together effortlessly.

For further information, please contact Brianna Stopps on 0437 969 863 or Darren Hutton on 0408 086 249.

CT/ 5117/813

Year Built / 1989

Internal Living / 186m² (approx.)

Land Size / 9400m² (approx.)

Local Government / Light

Zone/Subzone / Rural Living / AH —Animal Husbandry

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is

accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1W7HG54
Property Type	House
House Size	186 m2
Land Area	9400 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

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Sales Partner | Sales Specialist | darrenh@ljhsales.com.au

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35 Hart Road,
BUCHFELDE



Living:	158.625Q.M
Verandah/Carport:	101.535Q.M
Shed/Chicken Coop:	278.705Q.M
Shelter/Entertaining:	75.005Q.M
TOTAL:	613.855Q.M



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.