






80 Bullaparinga Crescent, Delamere

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Your Country Escape Awaits - Extended Circa 1870 Colonial Cottage

Properties like this do not come to the market very often. This Circa 1870 Colonial Cottage is sure to delight those seeking a peaceful country retreat filled with history, charm and space to breathe.

Lovingly maintained, this house feels like a true home from the moment you arrive. Set on 2.4 acres (1ha approx) of serenity, surrounded by established gardens, fruit trees and a running creek, it's a haven where you'll never want to leave.

The home offers:

- Five generous bedrooms (3 with built in robes & fans), providing plenty of space for family and guests
- Slate floored sitting room/lounge or study featuring an inviting fireplace
- Spacious north facing open plan living area featuring picture windows that capture scenic views of the picturesque property, with

FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

sliding doors leading to a deck, the perfect place to relax and unwind.

- Large kitchen at the heart of the home offering spacious pantry, plenty of cooking and bench space
- Feature Stone wall dining room full of character and ambience featuring pot belly stove
- Combustion heater for warm, cosy winters and split system air conditioning for cooling of the warm summer nights
- Main bathroom and separate powder room for convenience
- Second living area servicing the rear bedrooms - ideal for family flexibility or guest accommodation, also providing direct access to the home from the carport

Outside, enjoy your own private country retreat complete with fruit trees, a running creek, Shiraz vines (with irrigation) and a sense of peace that's hard to find.

Adding versatility and potential, the property also includes a separate one bedroom, one bathroom cottage - perfect as a teenager's retreat, home office or hobby space (does require some updating).

Practical features include:

- Bore water supply
- Four rainwater tanks
- 16 solar panels for energy efficiency
- Bottled gas
- Handy Tool Shed & Wood Shed

Located in Delamere, this idyllic property is just 20 minutes to Normanville Beach and the Yankalilla township and 40 minutes to Victor Harbor - close enough for convenience, yet far enough to unwind in complete tranquility.

Whether you're dreaming of a weekend retreat or a full time rural lifestyle, this property offers the best of both worlds - heritage charm and tranquil living in a setting that soothes the soul.

To submit an offer on this property visit this link:

<https://prop.ps/f0yuBFuPqHvb>

Property Details:

Council: Yankalilla

Council Rates: \$2869.45 pa

SA Water: N/A

House Size: 305sqm (approx)

Land Size: 2.4 acres (approx) or 1ha (approx)

Year Built: 1870 (original) Extension 2006

For further information please contact Jarad Henry or Debbie Mundy.

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RLA 182909

MORE DETAILS

Property ID	Q7AGW0
Property Type	House
House Size	305 m2
Land Area	1 hectare

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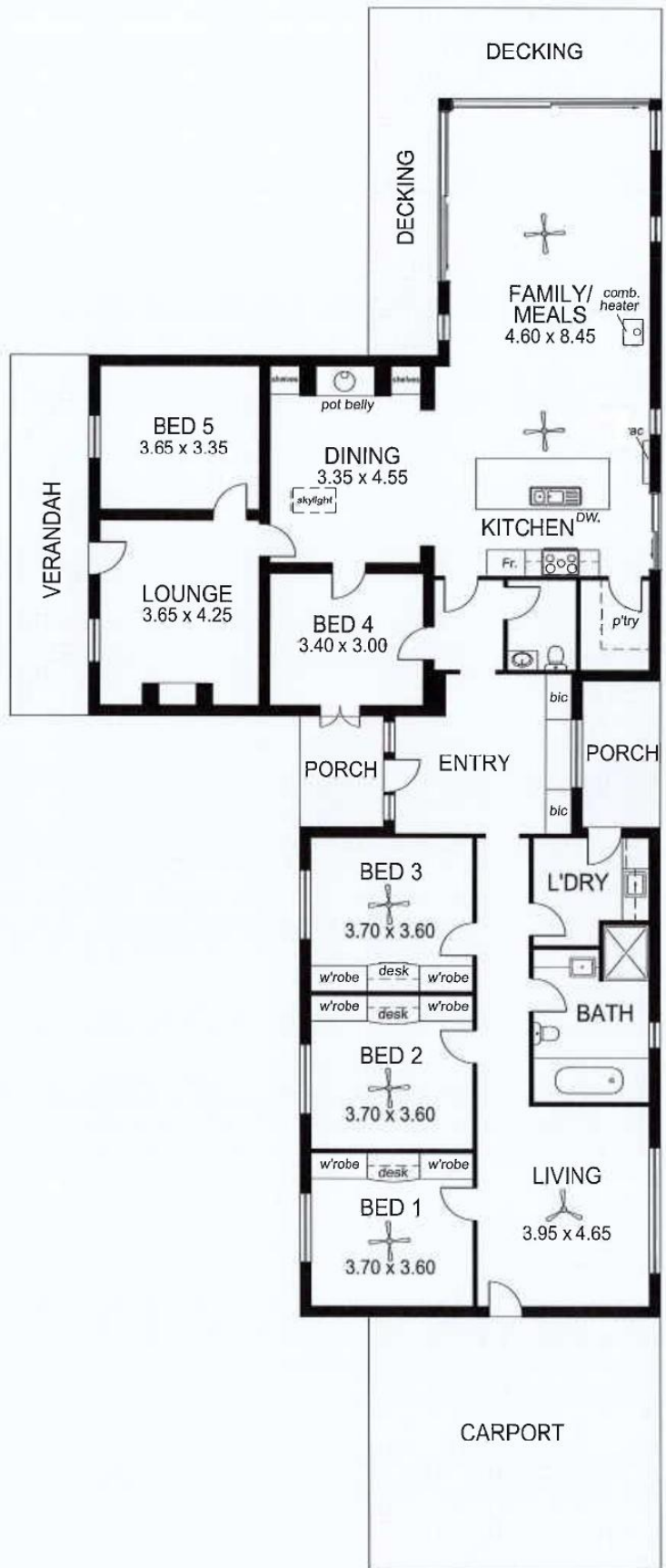
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