



12 Ruskin Road, Dublin

Your new lifestyle awaits you!

If you've been dreaming of a little more space, room to move and the freedom of country living, this could be the one for you!

Set on a generous 1.31 hectares (approximately 3.24 acres), this property offers an exciting opportunity to embrace a relaxed rural lifestyle, with the added bonus of excellent shedding and plenty of room for the whole family to enjoy.

Whether you're looking for space for the kids to be kids, room to run a business from home, or somewhere to store all those extra toys including boats, caravans, motorbikes and more, this property offers the space and flexibility to make it happen.

Located in the peaceful township of Dublin, you'll enjoy the charm of country living while remaining within easy reach of Two Wells, Mallala and Adelaide's growing northern suburbs. It's the perfect balance of wide-open spaces, fresh country air and everyday convenience.

Features:

- Main bedroom with walk-in robe and private ensuite.
- Two additional generously sized bedrooms.
- Versatile second living area, study or potential fourth bedroom.
- Spacious open-plan living.

3 2 0

FOR SALE

\$569,000 - \$599,000

VIEW

Sat 31st Oct @ 11:00AM - 11:30AM

AGENTS

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AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Well-equipped kitchen with dishwasher, pantry and ample cabinetry.
- Separate lounge with combustion heater.
- Main bathroom with separate toilet.
- Solar system to help with energy costs.
- Two 12m x 6m sheds, both with concrete floors.
- Large outdoor deck, ideal for entertaining.

Land size / 1.31 hectares

Year Built / 2002

Living space / 121m2 approx.

Council / Adelaide Plains

Land use / Rural Residential without primary production.

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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	1WAVG54
Property Type	House
House Size	121 m2
Land Area	1.31 hectare
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Water Tank

Maigen Norman 0418 557 597

Sales Specialist | maigenn@ljhsales.com.au

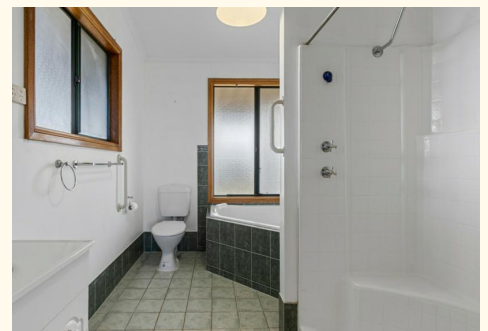
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12 Ruskin Road,
DUBLIN



Living:	116.20SQ.M
Shed:	44.30SQ.M
Verandah:	80.00SQ.M
TOTAL:	240.50SQ.M

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