



Dublin, 31 Schutt Road

When Size Matters !

Auction Location: 31 Schutt Road, Dublin 5501

This exceptional property offers an increasingly rare opportunity to own an expansive 3.13 acre estate with limitless possibilities.

Nestled within this substantial parcel of land is a meticulously designed 5 bedroom family residence, boasting 236 sqm of living space. Additionally, the property features a substantial 122.50 sqm shed, perfectly suited for agricultural use or as a spacious workshop.

Upon entering the estate, visitors are greeted by a spacious low maintenance front yard. The interior of the home welcomes you with the master bedroom complete with a walk-in wardrobe and an ensuite. The lounge area serves as a cozy retreat for family gatherings during colder nights or can be transformed into a home cinema, complete with surround

5 2 2

For Sale
AUCTION (PG \$710,000)

View
ljhooker.com.au/65EWFDC

Contact
Zack Hutchinson
0424 473 147
zack.hutchinson@ljhces.com.au



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sound speakers.

At the heart of the home is an open-plan living area with a bar, directly opposite a Chef's kitchen that includes an island bench, a double Chef's pantry and ample cupboard space. The family room, equipped with a pool table, promises unforgettable moments of leisure and entertainment complete with combustion heater for climate control.

The hallway leads to the four additional well-sized bedrooms, three of which feature their own walk-in wardrobes, all conveniently located near a well-appointed bathroom.

Key Features Include :

- Peaceful estate location
- Double garage with electric doors
- Ducted evaporative air-conditioning
- Two split systems one in the family and one in the bedroom
- Ceiling fans throughout
- Contemporary color palette
- Hardwood flooring throughout
- 6.6KW solar power system
- 123,000 L water tank, pumped from the water tank to the house
- Shed has power and water connected
- Surround sound system is 5.1.2 (very pricey)
- Security cameras for extra security

Current rental appraisal set at \$600 - \$620 per week.

The outdoor area serves as a private retreat, ideal for family barbecues and outdoor activities in the alfresco area, all set against the backdrop of your own lush greenery.

The property is ideally situated within walking distance of the local shopping center, offering a variety of amenities. It is also just a 20-minute drive from the revitalized area of Two Wells, home to Xavier College, sports clubs, and natural reserves. For a hassle-free journey to the heart of Adelaide CBD, Port Wakefield Road provides a direct 60-minute commute.

This property truly has it all, with the perfect blend of rural charm and convenient access to urban amenities. Do not miss this incredible opportunity.

For further details or to arrange an inspection, please contact Zack at 0424 473 147.

Auction on Site: 31 Schutt Road, Dublin SA 5501

Auction is the 8th day of June 2024, at 11:00am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, Craigmore LJ Hooker Craigmore | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

Disclaimer:

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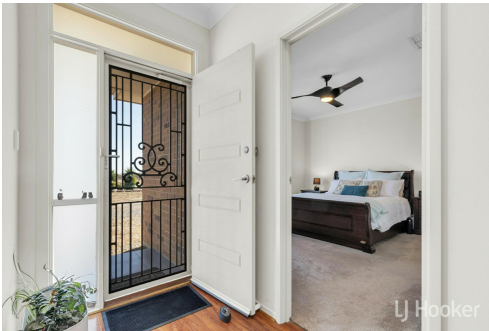
RLA155355

More About this Property

Property ID	65EWFDC
Property Type	House
Land Area	3.13 acre

Zack Hutchinson 0424 473 147
Sales Representative / Auctioneer | zack.hutchinson@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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31 Schutt Road, Dublin

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior	236m ²	433m² TOTAL
Garage	35m ²	
Shed	113m ²	
Alfresco/ Porch	49m ²	