






213 Scobie Road, Emu Flat

6  3  0 

Country Home with Dual Living

Nestled in one of South Australia's most desirable wine regions, welcome to 213 Scobie Road, Emu Flat. Set on approximately 9.44HA, this outstanding property offers country living for the whole family. From the moment you arrive, you're greeted by beautiful vineyards and rolling hill views.

The property features a spacious four-bedroom, two-bathroom residence, complemented by a converted shed offering an additional two bedrooms and another bathroom, perfect for extended family, guests, or dual-living potential.

Things we love!

The Land:

- A delightful 9.448HA of undulating land (approx.)
- Established, low maintenance grounds & gardens.
- Beautiful vineyards & rolling hill views.
- Private picturesque dam.
- Irrigated lawns.

The Main Residence:

- A country style four-bedroom, two-bathroom family home with two living areas.
- Master bedroom complete with ensuite and walk-in robe, with

FOR SALE

Sold By Brianna Stopps- LJ Hooker

AGENTS

Brianna Stopps
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briannas@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.

 **LJ Hooker**

- bedrooms 3 and 4 featuring built-in robes.
- Separate lounge with gas heater.
- Split-system heating & cooling's.
- Country style kitchen with walk-in pantry and ample storage.
- Natural timber flooring throughout.
- Expansive undercover entertaining area.

The Converted Shed/Granny Flat:

- Additional two bedrooms and one bathroom.
- Lounge with split-system heating & cooling.
- Kitchenette and bathroom.

Additional Features:

- 5KW solar system.
- Ample rainwater storage.
- Bore access.
- Just a short drive to Clare Valley's main street.
- On the local school route.

This exceptional property truly offers the perfect blend of lifestyle, comfort, and versatility. Whether you're looking to enjoy family living, host guests, or explore dual-living opportunities, 213 Scobie Road provides a serene country retreat with all the conveniences you need.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT/ 6233/41

Year Built / 1998

Internal Living / 162m² (approx.)

Land Size / 9.448HA (approx.)

Local Government / Clare & Gilbert Valleys

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 1VT7G54
Property Type House
House Size 162 m2
Land Area 9.44 hectare
Including Ensuite
Air Conditioning
Spa
Fire Place
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Fully Fenced
Water Tank

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213 SCOBIE ROAD,
EMU FLAT



Living:	214.71sqm
Verandah/entertaining:	84.24sqm
Total:	298.95 sqm

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