






1715 Kersbrook Road, Humbug Scrub

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## Country Lifestyle Living with Space, Privacy & Stunning Rural Views

Set amongst the beautiful rural surrounds of Humbug Scrub, this impressive 10-acre lifestyle property offers the perfect opportunity for families, hobby farmers, or those simply seeking a peaceful country escape without compromising on convenience.

Positioned in a private and picturesque setting, 1715 Kersbrook Road captures sweeping elevated countryside views and delivers the ideal blend of rural charm and practical family living. Located just 15 minutes to Elizabeth and Gawler, and approximately 20 minutes to Tea Tree Plaza, this is your chance to enjoy the best of both worlds, tranquil acreage living with key amenities still close at hand.

The home itself offers comfortable family accommodation with 4 bedrooms, an updated main bathroom, and a well-designed layout featuring a formal lounge and dining area, all enhanced by beautiful outlooks from almost every room. The kitchen is perfectly positioned to take in the elevated views, while recent improvements, including fresh paint, new carpets, polished timber flooring to the lounge and dining area, new custom-made sheer curtains throughout, and new

### FOR SALE

Best Offers by 5:00pm Monday, 20th April

### VIEW

Wed 8th Apr @ 5:30PM - 6:15PM

### AGENTS

Darren Hutton  
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### AGENCY

LJ Hooker Property Specialists Gawler |  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

split-system air conditioning to the lounge and master bedroom, provide a fresh and inviting feel.

Adding further character to the home is the stunning stone feature open fireplace in the lounge and dining area, creating a beautiful focal point (currently not in use).

A major upgrade to the property includes a Colorbond roof and new guttering, adding long-term value and peace of mind for the next owner.

Outside, the property continues to impress with an abundance of infrastructure and lifestyle appeal. Water is well catered for with a dam and catchment system servicing the garden areas via pump, along with 4 x 22,500-litre rainwater tanks, providing approximately 90,000 litres of water storage for the home. The property is beautifully lined with gum trees throughout, creating a true country atmosphere while also providing ample firewood on hand.

For those needing shedding, storage, or workspace, there is a shed with power, ideal for vehicles, farm equipment, a workshop, or extra storage. In addition, the property features a fully detached external room, perfect as a 5th bedroom, work-from-home studio, teenage retreat, second living space, or private accommodation for extended family members.

The land itself is well-fenced and highly usable, making it suitable for horses, sheep, cattle, or hobby farming. There is also an additional shed offering further potential for those with vision to improve or repurpose the space.

As you enter the property from Kersbrook Road, a shared double-gate driveway leads you in, with a newly laid rubble driveway entrance guiding you to the home, which sits approximately 100 metres back from the road, creating a wonderfully private, peaceful, and secure setting. The property also benefits from over 900 metres of newly completed rural fencing along the neighbouring boundary.

For modern connectivity in a rural setting, the property is also serviced by Starlink, making it an excellent option for those working from home, streaming, or needing reliable internet access.

#### Property Features Include:

- Approx. 10 acres of beautiful rural land.
- Established in 1977.
- Double brick home.
- Spacious 4-bedroom family home.
- Approx. 148sqm of main residence living.
- Approx. 14.00sqm of studio living.
- Detached external studio/retreat / 5th bedroom.
- Updated modern main bathroom.
- Formal lounge and dining area.
- Scenic rural views from every angle.
- Freshly painted throughout.
- New carpets to Bedrooms 1 and 4, plus the studio area.
- Polished timber flooring in the lounge and dining.
- New custom-made sheer curtains throughout.
- New split-system air conditioning to the lounge and master bedroom.
- Stunning stone feature fireplace (currently not in use).
- Kitchen with lovely country outlook.
- New Colourbond roof and new guttering.
- Approx. 5kW solar system.
- Shed with power.
- Additional shedding with future potential.
- Dam and catchment system servicing gardens.

- 4 x 22,500L rainwater tanks (approx. 90,000L total storage).
- Property serviced by Starlink internet.
- Beautifully lined with gum trees throughout.
- Ample firewood on hand.
- Over 900 metres of new rural fencing.
- Shared gated driveway with new rubble entrance.
- Home positioned approx. 100m off Kersbrook Road for added privacy.
- Ideal for horses, sheep, cattle, or hobby farming.

Whether you're chasing a family lifestyle property, room for animals, space to work from home, or simply the peace and beauty of country living, 1715 Kersbrook Road, Humbug Scrub presents a rare and exciting opportunity to secure your own slice of rural paradise.

For any further information, or to make a time to inspect, please contact Darren Hutton on 0408 086 249.

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	1VZUG54
Property Type	House
House Size	148 m2
Land Area	10 acre
Including	Air Conditioning Toilets (2) Fire Place Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced Water Tank

### Darren Hutton 0408 086 249

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

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Living	182.57SQM
Decked Verandah:	42.81SQM
Storage Shed:	117.49SQM
<b>TOTAL:</b>	<b>342.87SQM</b>



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