



Humbug Scrub, 90 Karwin Road

Your own slice of hills paradise!



This expansive family home is set on approximately 11.46 acres of some of the most desirable land in the region. Complete with significant shedding, high quality fencing, extensive rainwater storage, exclusive bore, winter creek, quality dam & much more, this is a fine example of lifestyle living at its absolute best!

Residence:

- * High quality double brick construction.
- * 5 bedrooms plus home office/studio.
- * Master bedroom with ensuite & built-in robes.
- * Built-in robes to bedrooms 2, 3, 4 & 5.
- * 3 bathrooms in total, all with neutral décor & sparkling presentation.
- * 3 main living areas including dining room, spacious lounge room & open plan family room opening directly to the undercover outdoor entertaining area with excellent views of

For Sale
\$1,350,000

View
ljhooker.com.au/1UX0G54

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Disclaimer: 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.

surrounding valleys & rolling hills.

- * Spacious kitchen with quality appliances, plenty of storage & significant amounts of bench space.
- * Whole house water filtration system with UV treatment.
- * Heating & cooling is taken care of with ducted evaporative cooling throughout, 2 combustion wood fires & a reverse cycle split system to the lounge room.
- * Roller shutters fitted to windows on front side of property.

Grounds:

- * Multiple high clearance shedding including 2 sheds, carport & caravan shelter.
- * 65m (approx.) deep bore with 1.1kW pump equipped.
- * 150kL (approx.) irrigation holding tank which is used to store dam water.
- * 4 rainwater tanks connected to the house with total holding capacity of 100kL (approx.).
- * Mains power with 15A transfer switch for generator fitted at meter board.
- * Productive fruit orchard, producing high quality fruit throughout most of the year.
- * Fruit Orchard includes Apples: Golden delicious, Sundowner, Fuji, Gala, Granny Smith. Pears: Packham, Chojuro. Berries: Raspberry, Young Berry, Mulberry, Silvanberry. Plums: Santa Rosa, Green Gage, President, Satsuma. Passionfruit. Cherries: 4 different varieties. Golden Queen Peach. Loquat, Pomegranate. Australian Lime. Navel Orange. Eureka Lemon. Calamansi. Grapefruit. Avocado. Banana. Black Sapote.
- * Large variety of native & ornamental plants & trees planted on the property including edible herbs.
- * Steel framed shade house/green house for plant propagation.
- * Livestock perimeter fencing in excellent condition.
- * Front 2-acre section of property surrounding the house & gardens feature Kangaroo proof steel gates, as well as galvanised steel corner bracing installed ready for height extension of existing fencing.
- * Winter Creek with good volume of water flow during wet weather events.

This property must be seen in person to be appreciated in its entirety. For any further information, or to make a time to inspect, please contact Jared Lund on 0433 762 225.

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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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More About this Property

Property ID	1UX0G54
Property Type	House
House Size	204 m ²
Land Area	11.46 acre
Including	Air Conditioning Ducted Cooling Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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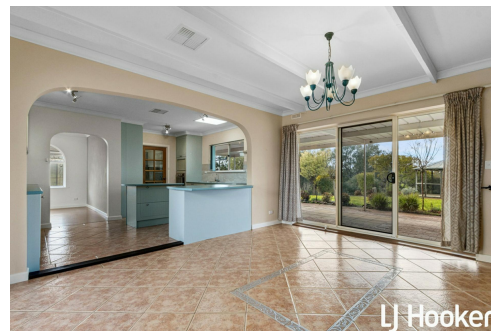
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26 Adelaide Road, GAWLER SA 5118

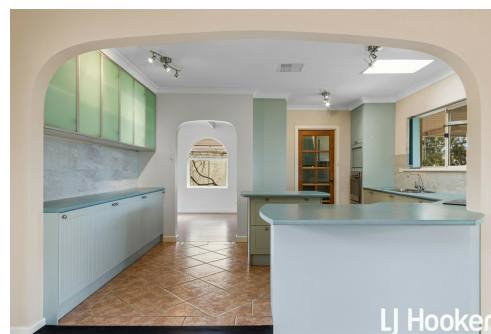
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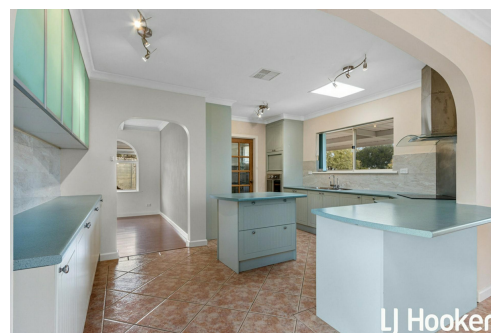
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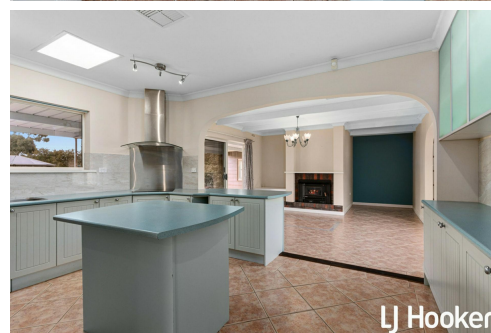
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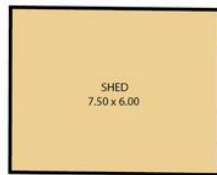
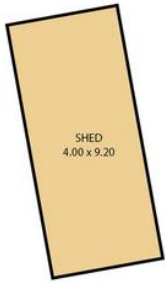
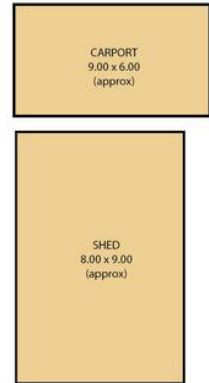
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HUMBUG SCRUB



Living:	249.48SQ.M
Verandah:	79.13SQ.M
TOTAL:	328.61SQ.M

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