

Nairne, 149 North Road

Two for the Price of One - 4 Bedroom Home PLUS
Granny Flat/Self-contained Apartment!

5  2  4 

Dual income for investors? Or the perfect home for the multi-generational family. Your choice!

This exceptional home presents a captivating blend of colour, style, and flair, offering a unique opportunity to acquire a versatile property with multiple living area options. Featuring ample off-street and undercover parking spaces, it is ideally suited for large families or those in need of additional storage and parking capacity. The home also boasts a stunning, uninterrupted view of the countryside, creating a serene and picturesque backdrop. With its highly flexible floorplan, this rare find can be tailored to suit various needs and lifestyles, providing a variety of potential uses and configurations.

Currently the home is utilised as two separate dwellings under the same roof. The main home consists of 4 bedrooms including main bedroom with ensuite effect 3-way bathroom

For Sale
Please Call

View
ljhooker.com.au/10DGFDQ

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and built in wardrobe, plus 3 other bedrooms, one of which is large enough to be utilised as a separate living area. The open plan family room features slow combustion fireplace for cosy winter nights, plus a beautiful feature skylight with remote control shutter that has the ability to effortlessly open and close, to fully appreciate all seasons and requirements. The stylish kitchen showcases beautiful stone benchtops, dishwasher, split system air-conditioning and French doors that lead out to the superb private deck with cafe blinds and green leafy gardens, perfect for entertaining with friends and family. There is also a separate laundry and outdoor cat run.

The other side of the residence is currently tenanted and offers a good-sized lounge room with split-system air-conditioning, kitchenette including space for a washing machine, huge bedroom with ensuite plus a large pitched roofed entertaining area and separate fenced yard, big enough for kids and pets, all with its own separate access if required.

The bonus of this home is its versatility via the ability to generate a dual income for investors creating the possibility for a far higher rental income than the standard 5 bedroom home (rear apartment currently tenanted with a tenant keen to stay on).

However, it can also be easily converted back to the original plan of 5 bedrooms and large open living by re-opening the doorway through the laundry and/or removing the new wall in the living room separating the two apartments.

It also offers the ability to restore the original massive carport to create possible multiple undercover parks, simply by lifting the movable deck to a new position or enlarging the gateway to the apartment's rear yard.

- 2 separate residences under the one roof
- 2 separate secure yards
- Dual income for investors with excellent potential for high yield (over 5%)
- Stylishly modernised throughout
- Huge private undercover deck plus second separate pergola/entertaining area
- 5kW Solar panels
- Secure outdoor cat run
- Movable deck to increase undercover parking
- Ample off-street parking for boat or caravan
- Garden shed
- Superb outlook over the countryside

More About this Property

Property ID	10DGFDDQ
Property Type	House
Land Area	762 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Slow combustion fireplace

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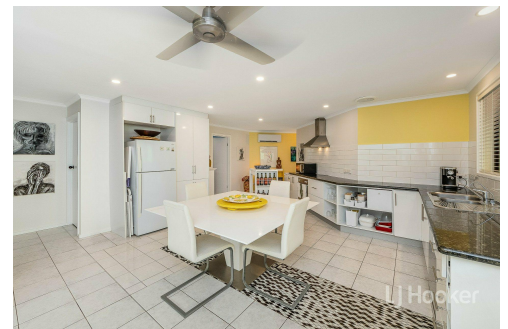
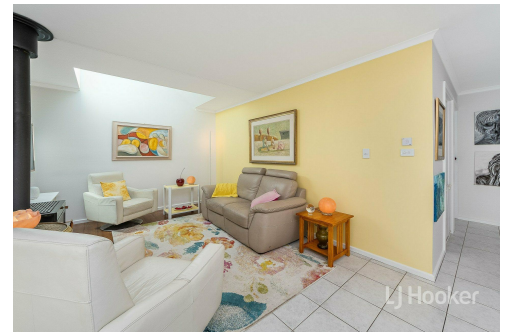
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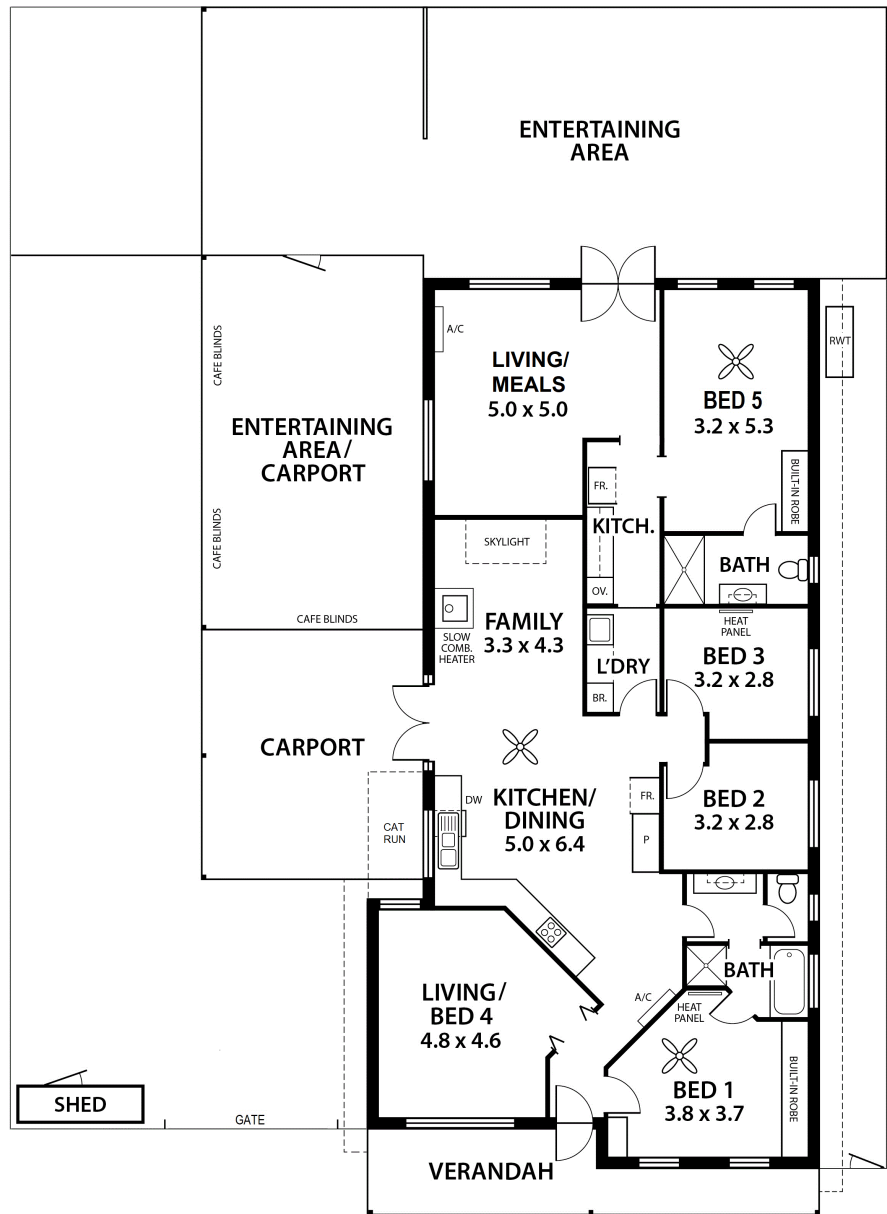
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AREA	
LIVING:	176.5 m ²
CARPORT:	27.0 m ²
ENTERTAINING AREAS:	129.2 m ²
VERANDAH:	14.5 m ²
SHED:	2.2 m ²
TOTAL:	349.4 m ²



This floorplan is for illustration purposes only and all measurements are approximate. Any information that is intended to be relied upon should be independently verified. Neither the agent or the illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artist's impression only. While every endeavour has been made to verify the correct details in this floor plan, neither the agent, vendor, nor illustrators accept any responsibility for any error or omission.