



31 Docking Road, Sandy Creek

Your Stunning Sandy Creek Sanctuary Awaits!

Peter Brown and Craig Ricciuto of LJ Hooker Property Specialists are proud to present to you: 31 Docking Road, Sandy Creek!

Set on an expansive 10,000sqm (approx.) landscaped allotment, this exceptional property offers the perfect blend of privacy, tranquillity and luxury, all only minutes from Lyndoch, Williamstown and Gawler.




Landscaped to perfection is every corner breadth of this property with meticulously manicured gardens that burst with beauty and colour.

Every detail to this modern yet resort style piece of paradise has been carefully considered to create a home that is family friendly, flowing with convenience and functionality.

This custom-built residence of 1200sqm (approx.) of total under roof living, showcases impeccable craftsmanship and premium finishes throughout.

Designed for family living and grand scale entertaining, this spacious home flows effortlessly between indoor and outdoor living spaces.

Highlights include a large gourmet kitchen with expansive granite

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FOR SALE

Please Call

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 **LJ Hooker**

benchtops, theatre room with bar, large formal lounge dining, huge alfresco entertaining areas under main roof complete with wood oven pizza, indoor pool with automated vergola roofing, full size Plexi paved floodlit tennis/basketball court and impressive 6 bay shedding.

Thoughtfully designed, premium infrastructure elevates everyday life, blending luxury, sustainability, and security.

Key Features

- 10,000sqm (approx.) landscaped allotment with 85m (approx.) tree-lined frontage and private, secluded setting
- 1200sqm (approx.) of total combined underroof living, custom-built, architecturally designed residence with double sized clay brick construction and 3m height ceilings throughout
- Gourmet kitchen with stone benchtops, seamless custom panel hidden fridge, gloss cabinetry, double oven, dish-drawer dishwasher, and stunning black mirror splashbacks
- Ducted reverse cycle aircon
- Large cinema room with built-in bar and recessed ceilings
- Full sized, flood lit tennis/basketball court
- Master suite with walk-in robe, ensuite, and quality block-out curtains
- Bedrooms 2 walk-in robes, ensuite/bathroom access and quality finishings
- Study/bedroom 4 with built-in cabinetry
- Generous teenage retreat, guest wing, gym, games room
- Large bedroom with ensuite and walk in robe
- Sewing - storage room
- Teenage retreat gym area opens up to flow beautifully into the pool area
- Huge outdoor undercover entertaining zone with BBQ, built in brick pizza oven, bar fridge, wall-mounted TV, fans and multiple electric strip heaters with ducted air-conditioning
- 14m indoor inground pool with automated Vergola roof and quality outdoor blinds, solar heating and heat pump, plus sauna and a whopping 4 screen television wall
- Floodlit fenced full-size tennis and basketball court, wrapped in a stunning brick retaining feature wall
- station irrigation system for gardens
- Premium infrastructure including dual solar systems (10kW & 15kW) with Tesla 14kW battery, ducted reverse cycle air-conditioning system, 230kL (approx.) rainwater storage
- Massive shed - storage area: 600sqm (approx.) 6 bays, huge 7m shade canopy across entire 33m (approx.) frontage, air-conditioning, concrete flooring, electric roller doors, shelving, kitchen, toilet and 3-phase power
- Generous 4-car garage under main roof with marine carpet, shelving, storage, and benchtops
- Security and convenience features including, monitored alarm, intercom throughout, automated gate access, boundary fencing

This is a rare and unique opportunity to secure a property of this scale, quality and lifestyle in one of Sandy Creek's most sought-after pockets. Perfectly positioned, this home offers convenient access to recreational parks, bike and walking trails and nearby public and private schools.

Small townships within this gorgeous Barossa region provide supermarkets, boutique shops, pub dining and cafes. The Gawler trainline and Northern expressway provide a seamless commute to Adelaide. This stunning location also presents endless opportunities to explore the local world class cellar doors and vineyards to relax and unwind.

With its combination of spacious yet luxurious surrounds and unparalleled lifestyle convenience, this is an extraordinary estate in

every sense, ready to welcome its next privileged owner.

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 208516

MORE DETAILS

Property ID	2CEZGJU
Property Type	House
House Size	608 m2
Land Area	10140 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Alarm
	Intercom
	Pool
	Tennis Court
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Water Tank

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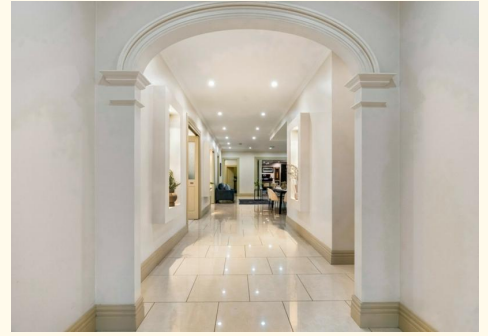
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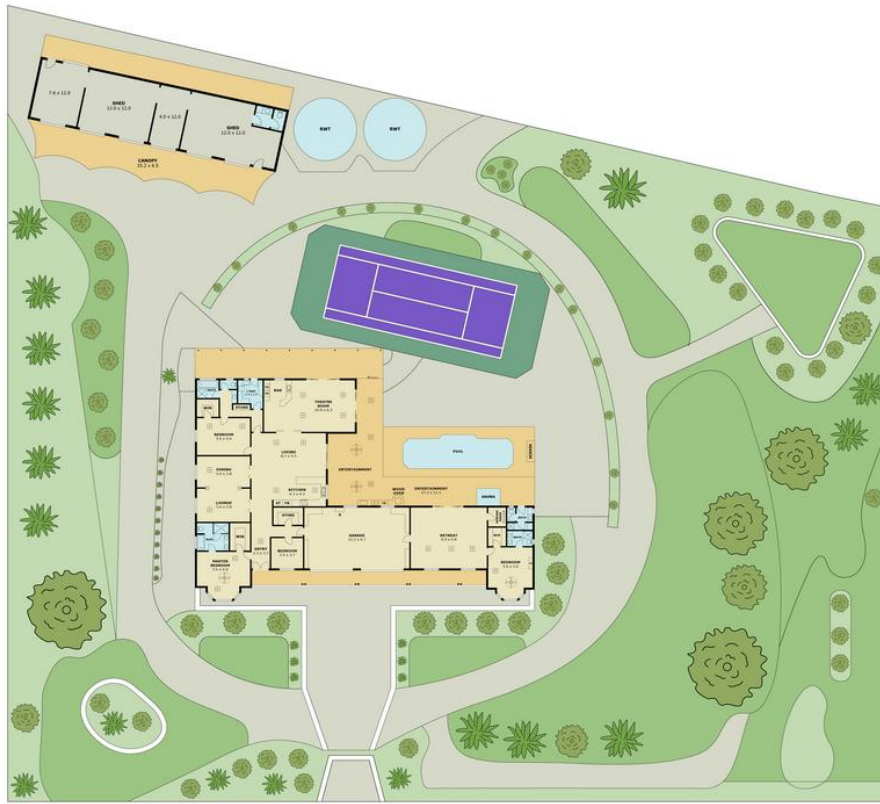
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