

71 Germantown Road, Two Wells

Custom Built - Country Retreat

Escape the hustle and embrace the peace of country living with this incredible opportunity in Two Wells!

Perfectly positioned on approximately 1 hectare of land, this 2024 custom-built residence delivers the lifestyle you've been dreaming of wide open spaces, luxurious finishes and all the modern comfort your family deserves.

From the moment you arrive, it's clear this home was designed with family living in mind. The clever layout places all four bedrooms to one side of the home, allowing the expansive open-plan living area to take centre stage for connection, relaxation and entertaining. Every corner showcases quality craftsmanship and thoughtful upgrades that truly need to be experienced in person.

Through dual sliding doors, your indoor living flows seamlessly to the tiled outdoor entertaining area, complete with ceiling fan, downlights, and views. Continue beyond, and you'll find the ultimate addition to country life a 9m x 23m shed, ideal for a workshop, storage or even future stables. An additional paddock at the rear completes this versatile property, ready for your imagination to take over.

Features You'll Love:

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.

4 2 2

FOR SALE
Expressions of Interest

VIEW
By Appointment

AGENTS
Donna Staines
0456 844 103
donnas@ljhsales.com.au

Robert Bonelli
0497 808 908
robertb@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660



- 2024 custom-built home with premium finishes throughout
- Four spacious bedrooms, all with built-in robes
- Luxurious master suite with a large walk-in robe and ensuite featuring floor-to-ceiling tiles and dual vanity
- Stylish three-way bathroom, centrally located with floor-to-ceiling tiles and abundant storage
- Light filled, open-plan living area with feature TV wall, gas heater, and stunning countryside views
- Modern kitchen with stone benchtops, induction cooktop
- Butler's pantry with wine rack, fridge space, double sink, and ample storage
- Seamless indoor-outdoor flow to the large alfresco entertaining space
- Double garage with drive-through access to an extended carport
- Soaring 3m ceilings throughout for a sense of openness and light
- Ducted reverse cycle air conditioning for year-round comfort
- Built-in vacuum system with three convenient points
- 9m x 23m shed offering endless potential
- Automatic electric gates to front

Homes of this calibre, on allotments of this size, are rarely available. Offering the best of both worlds, quiet country serenity with modern convenience just moments away. This is more than a home, it's a lifestyle.

Don't miss this exceptional opportunity, enquire today and experience it for yourself.

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	2CD1GJU
Property Type	House
House Size	290 m2
Land Area	1 hectare
Including	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking

Donna Staines 0456 844 103

Sales Specialist | donnas@ljhsales.com.au

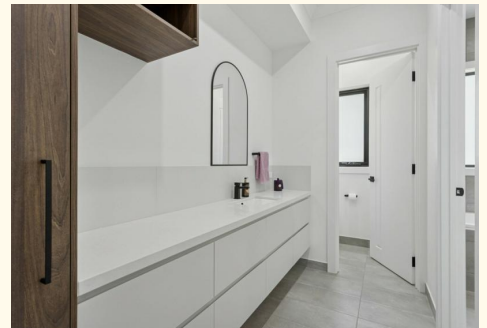
Robert Bonelli 0497 808 908

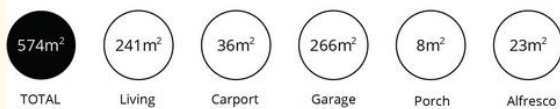
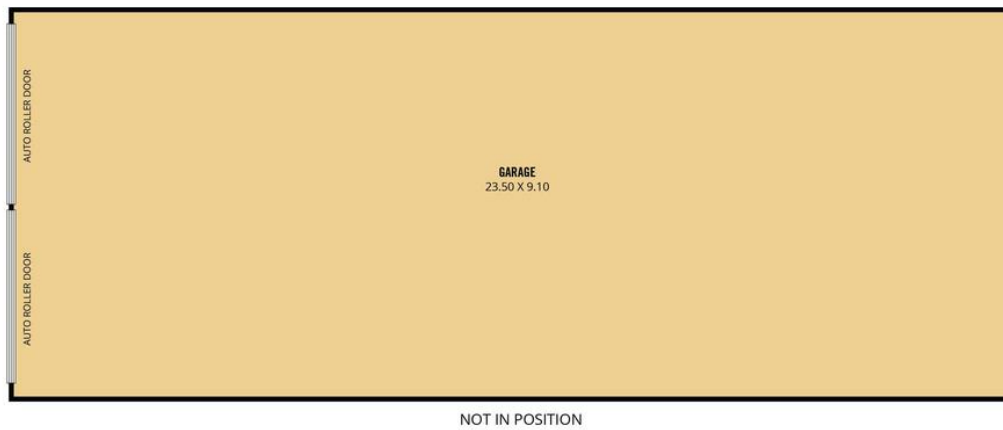
Sales Specialist | robertb@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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