



## Yattalunga, 2 Tenafeate Court

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Keith Emmerson of LJ Hooker proudly presents this breathtaking 14-acre property, perfectly positioned in the heart of Yattalunga/One Tree Hill.

Boasting expansive valley views, the residence is complemented by a beautifully tiered front garden and a large outdoor entertaining area complete with a gazebo, built-in BBQ, and spa - perfect for taking in the scenic surroundings.

Inside, the home features five spacious bedrooms, each equipped with built-in robes. The master suite includes a walk-in robe and a private ensuite. The recently updated kitchen offers a walk-in pantry, breakfast bar, and flows seamlessly into the open-plan living area.

Both the main bathroom and ensuite have been tastefully renovated, showcasing a



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**For Sale**  
EXPRESSION OF INTEREST

**View**  
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**LJ Hooker Craigmore | Elizabeth | Salisbury**  
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modern and inviting aesthetic. The property has been freshly painted and enhanced with new flooring throughout, with contemporary downlights illuminating each room.

For year-round comfort, the home is fitted with ducted evaporative air conditioning. The outdoor area is equally impressive, offering a paved gazebo, a built-in BBQ deck and a spa, all perfect for entertaining. A half-court tennis court adds to the family fun and recreational appeal.

The property includes extensive shedding:

- 15m x 6m
- 12m x 8m
- Four smaller sheds, each 3m x 8m

Water resources are abundant, with two 22,500-litre rainwater tanks and one 5,000-litre tank, in addition to your own bore water supply (not shared) with a water license to extract up to 6.8 megalitres per year.

Approximately 600m of shade houses, complete with irrigation, benches, pots and a reverse osmosis water system (some maintenance may be required to start it up again), provide a range of agricultural possibilities. Additionally, around 100 olive trees offer income potential.

This is a rare opportunity to secure a property of this size and quality-don't miss your chance!

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## More About this Property

<b>Property ID</b>	666PFDC
<b>Property Type</b>	House
<b>House Size</b>	1302 m <sup>2</sup>
<b>Land Area</b>	14 acre

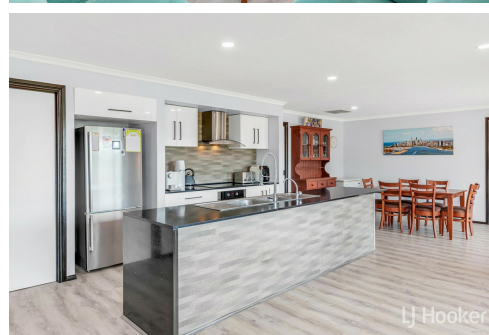
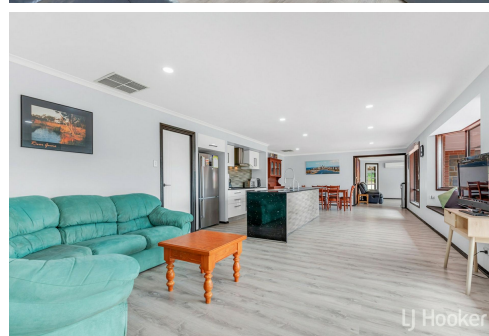
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## 2 Tenafeate Court, Yattalunga

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	208m <sup>2</sup>	<b>293m<sup>2</sup></b> TOTAL
Exterior	76m <sup>2</sup>	
Shed	09m <sup>2</sup>	