



174 Dunn Road, Bugle Ranges

SOLD by Richard - LJ Hooker

Gently rolling land with gum studded views

Dreaming of a rural yet convenient Hills Lifestyle? This home will have the whole family rapt! There's a spacious and comfortable 4 bedroom, 2 bathroom home set on around 20 acres of excellent grazing land, a huge shed with adjoining workshop/office, additional shedding and animal shelters, and lovely trees and gardens.

The land is well-laid out into 5 main paddocks, and three smaller paddocks/holding yards, all with water including two dams, ideal for horses, cattle, alpacas or sheep. There's also a cattle/sheep crush and ramp, chook sheds, a big veggie garden, a variety of fruit trees, and a timber plantation large enough to ensure you will never run out of firewood

After taking in the delightful private rural views, come inside to a solidly-built and thoughtfully-designed "Master-Builder's Own" home, with verandah and three decks to take in the views. There are two living areas: the delightful north-facing lounge with Australian Oak flooring and exposed timber trusses adjacent the kitchen and dining areas, and a generous downstairs family room ideal for teenagers. The kitchen, which looks out into a fernery shadehouse and garden views, has granite bench tops, and a large Stanley wood-fired range



LAND 20.05 acre

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Mount Barker
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Interested parties must rely solely on their own enquiries.



which also warms the bedrooms via ducting, and heats the water (in conjunction with the solar hot water). There is also ducted air conditioning, and a slow-combustion heater for year-round comfort.

The amount of storage including the pantry off the mudroom is generous, as is the storeroom/cellar that would make a very impressive wine cellar.

The main bedroom has an adjoining shower room with vanity, and walk-in robe. There are two further bedrooms with built-in robes, and a fourth bedroom/office. These are serviced by a second bathroom with bath and shower. There are two separate toilets.

Abundant rainwater is supplied from 2 tanks of ~ 22,000 gallons each, and three other rainwater tanks supplemented from the main dam for garden use.

For some folk, their shed is their "castle", and this "castle" will please the most demanding occupant with its size, high clearance, storage and benching, as well as a large adjacent workshop/office and generous lean-to. So if it's a business or hobby, or a collection of vehicles that needs loads of space, this shed will more than do the job. There is a range of other sheds located around the property, including an enclosed implement shed, a hay shed, a garden shed and another lean-to which was used as a dairy for the house-cow. Yes, this property is very well set up for growing your own food, business and hobbies!

Easily accessible from the freeway, this home is only about 25/30 minutes from the tollgate. It is just a short drive into Mount Barker, where there are express buses to the city, a choice of private and public schools, supermarkets and variety shops, a large homemaker centre, hardware stores, great entertainment and dining venues, most main banks and services, and excellent sporting facilities and walking trails.

This property will pleasantly surprise you. Inspection is through Richard Williams 0418 845 073 of LJ Hooker Mount Barker.

MORE DETAILS

Property ID	14JBFDQ
Property Type	Lifestyle
Land Area	20.05 acre
Including	Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

Richard Williams 0418 845 073

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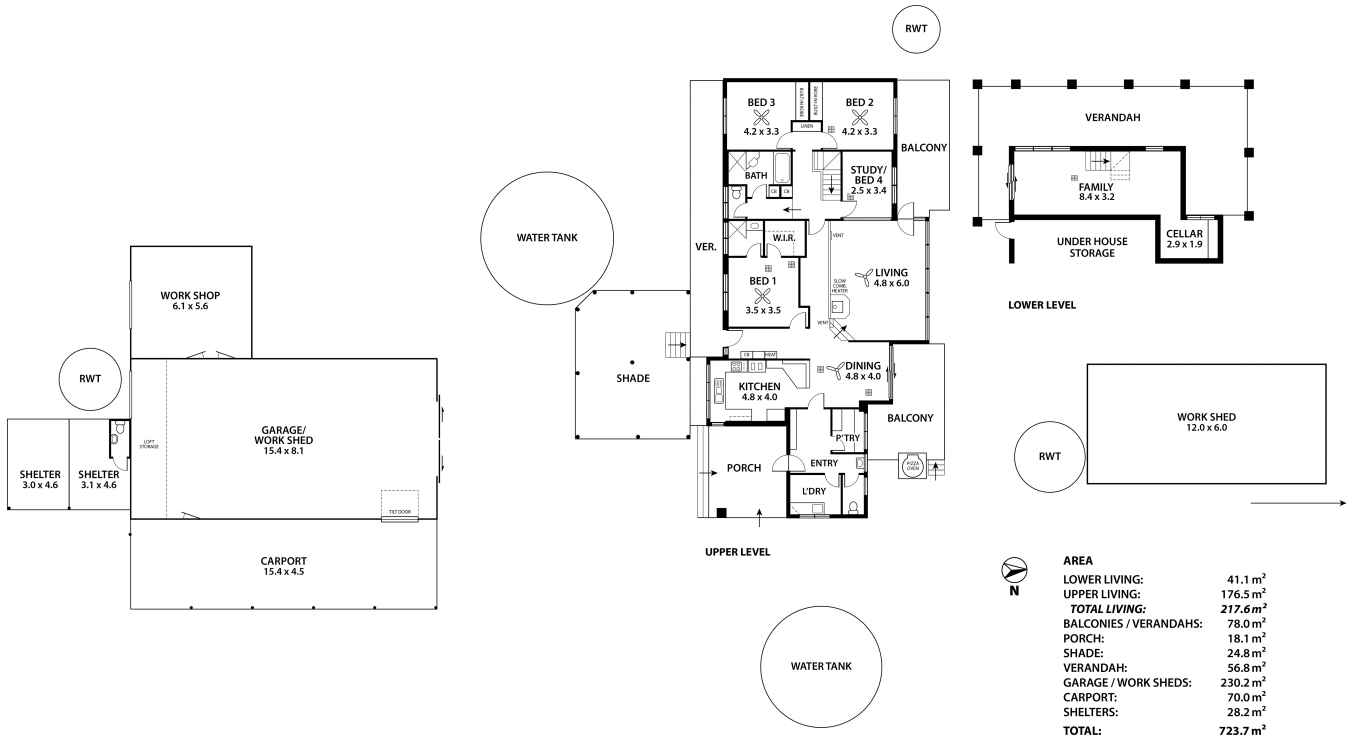
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