

FOR SALE



1431 Sturt Highway, Yarragundry

Nestled in the idyllic pastoral setting of Yarragundry, 7 Yarragundry Street offers a rare blend of historical charm and modern comfort, perfect for lifestyle buyers or those seeking to downsize their landholding without sacrificing the rural dream. This expansive 10-acre semi-rural property boasts a lovingly preserved residence dating back to 1882, now serving as a four-bedroom, two-bathroom family residence with an ambiance of perfection.

Upon entering the home, you'll be captivated by the open-plan kitchen, dining and living room. The master bedroom located at the front, features a

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Price: \$1,00,000 to \$1,050,000

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walk-in robe and a freshly appointed en-suite. Two additional bedrooms grace the enclosed front verandah, while a second bedroom with robes offers a cosy retreat. Enjoy a revamp to the kitchen with gas cooking and ample bench space plus a stylish modern main bathroom and laundry focused on practicality at the forefront.??

The property doesn't just cater to your domestic needs. Equipped with ducted evaporative cooling, wood fires indoors and out, and a historic ambience, it ensures year-round comfort. Two 22,000-litre rainwater tanks, a stock and domestic license, and efficient sprinkler systems underscore the practicality of rural living.

??Outside, the verdant grounds are a testament to self-sufficiency with a chicken yard, a vegetable patch, and a chook pen. A 6 x 12.3m hay shed, chook coup and a large 6.1 x 12.3m shed and caravan space complete the rural setup. Enjoy oats and rye crops in the paddocks, while the aroma of citrus from the mandarin, orange, and lemon trees fills the air.??

The property also offers nine parking spaces, assuring ample room for vehicles and equipment. This exceptional acreage marries convenience with pastoral beauty, making it an unparalleled opportunity for those seeking a serene lifestyle with a touch of history.

??Enquire now to claim your slice of Yarragundry's heritage and enjoy the country life in contemporary comfort.

Disclaimer:

*All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own

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