

**58 Richards Rd, Cadell, SA 5321****Sold - 16/08/2021**House 3  2  8 

## Paradise inside the Fence

Marshall First National are proud to present 3-bedroom, 2-bathroom, 2 living area home located just 5kms from a public boat ramp on 113.9acres (46.1 hectares).

As you drive down the driveway to this home you are greeted by a paradise of green lawn (sprinkler system in the lawn), standard roses and circular driveway which all enhance the country feel of the home. The home is situated in the front ¼ of the block with approx. 30acres (12.1 hectares) of grassland in front of the home.

The home is constructed of hebel with brick frontage adding to the character of the home. The hebel construction assists with keeping the home temperature comfortable all year round and with the added bonus of a 2-year-old ducted evaporative air conditioner and slow combustion heater with fan the climate inside is taken care of.

Walking in the front door you are greeted by a large a spacious open plan living floorplan with lounge room, kitchen, dining area and a TV room.

Across the front of the home all of the rooms boast colonial style windows that are floor to ceiling in and will allow ample light penetration to all living quarters along the entire front of the home.

The living areas of the home including the bedrooms have Italian made tiles throughout providing easy maintenance and cleaning.

The main bedroom is spacious and has a large walk in robe with ample hanging space, storage and drawers. The ensuite has a good-sized shower, vanity with handbasin and toilet. With the large windows the outlook over the front of the property makes it a difficult decision whether to get out of bed or lay in and enjoy the view.

Bedroom 2 and 3 are both double rooms and bedroom 3 has the NBN outlets.

The spacious kitchen is complete with double stainless-steel sink, Westinghouse gas oven and cooktop complete with rangehood. The kitchen boasts an abundance of storage facilities including walk-in pantry generous amount of bench area, overhead cupboards and breakfast bar and ample room for a large fridge/freezer.

### Listed By

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### Open for Inspection

By Appointment.

