



**144 Germein Gorge Road, Port Germein**



## Neat Home on approx. 20 Acres of land on 2 allotments.

Nestled beside the rural backdrop of the Flinders Ranges, this ideal property which has been much loved, is ready to meet a new owner and could make the hobby farm and family home. Relaxing and unwinding will come naturally as this property offers plenty of features a buyer will love.

Cosy is one of the many words used to describe this home and comprises of lounge room with split system air conditioner and a wood heater with brick feature mantle, kitchen and dining space with abundance of cupboards and electric oven. At the side of the home is a large sunroom which could be utilised as a 2nd living space with timber floorboards and plenty of natural light.

There are 2 bedrooms at the front section of the home which are both generous in size while the bedroom at the rear of the home has a split system air conditioner. The main bathroom services the home and has a shower alcove while the laundry has access to the outside and plenty of storage.

Other features include a rear pergola overlooking the established yards, a carport to the side of the house, a garage and old barn with separate storage and workshop areas. There are 3 free standing timber dwelling

3 1 1 7.95 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	3195
<b>Land Area</b>	7.95 ha

### Agent Details

Brodie Lavis - 0417 826 016

### Office Details

Port Pirie  
162 Ellen Street Port Pirie SA 5540  
Australia  
08 86321511



which would be great as sleepouts or for storage.

All this is situated on an allotment of 4.21 hectares. The 2nd allotment is 3.743 hectares which creates a total land area of 7.974 hectares (19.70 Acres).

This home could be suitable for a range of buyers and the lifestyle that comes with it is one many are seeking.

This property should be seriously considered.

RLA 172 571

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*