



PRICE ADJUSTMENT

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14 Hannam Street, Callington

Sold for \$249,500 (Jun 29, 2020)

ALL SERIOUS OFFERS CONSIDERED

This delightful three bedroom weather board home on a large 1033 m² (approx) allotment at 14 Hannam Street Callington has just been professionally painted. Realistically priced it has open plan living, a covered front deck and paved rear verandah perfect for enjoying the quiet life. Inside the home opens into a timber hallway with built in cupboards for storage for linen and grocery items. To your right ,off the hallway, are three sizeable bedrooms all of which have are carpeted and have overhead fans. The hallway continues to the bathroom with a shower and bath, a 900mm wide vanity, toilet, and shelving /hanging space.This then flows into the the open plan living area comprising of kitchen, lounge, dining where the original floor boards have also been preserved.

The kitchen has an electric cooktop with oven and separate grill, double sink and plenty of cupboard and storage space. A second access sliding door provides direct access from the living area to the undercover deck where you can relax after a long day.

The home has two reverse cycle air conditioner units providing zoned (day / night) heating and cooling to either bedrooms and /or living area. The house offers a 3 KW solar system Hot Water System to reduce living costs.

Property ID:	L1421924
Property Type:	House
Building / Floor Area:	94
Carports:	1
Open Parking:	1
Land Area:	1033.0 sqm

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This is a home ideal for the first home buyer, young families, and a great one for the investor with all the expansion plans for the Monarto Zoo. This property will show enormous capital growth over the years to come.

The township of Callington is an easy 35 minute drive from the Tollgate. Or 15 minutes to the surrounding townships of Mount Barker, Strathalbyn or Murray Bridge. This hidden gem is nestled in the Bremer valley, surrounded by history, which is rich in copper mining.

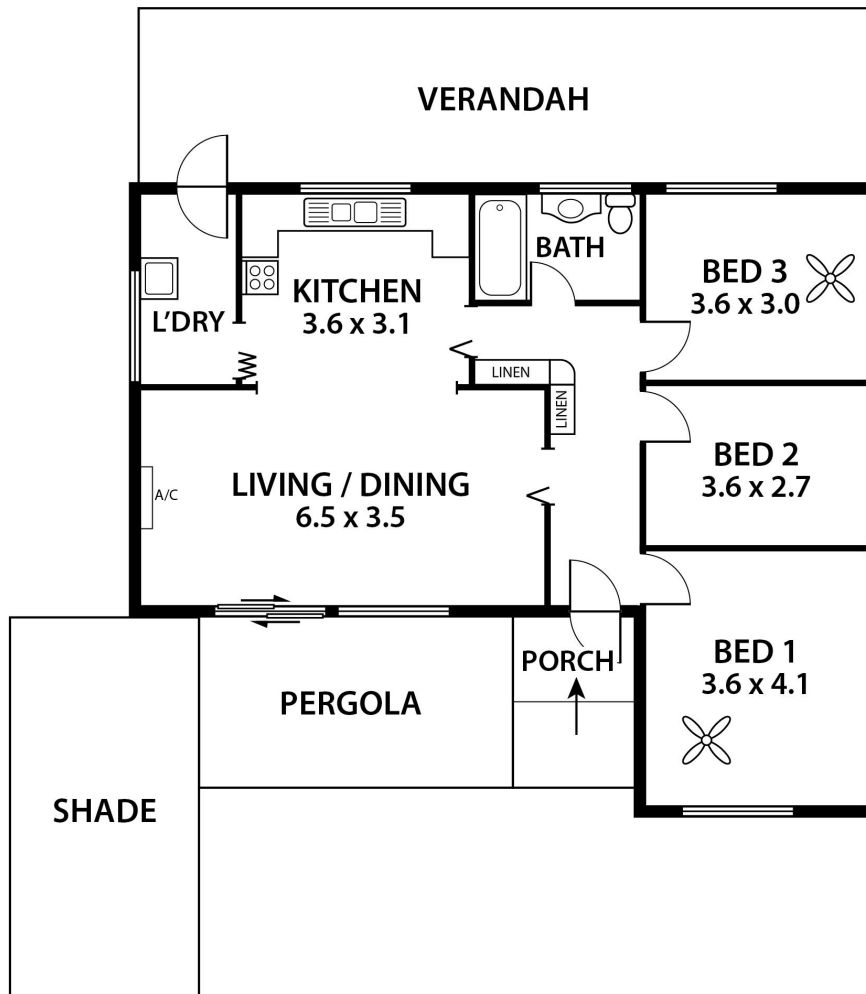
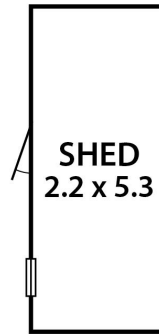
Callington is a thriving community offering many opportunities. These include, education – Preschool program, Kindy group, Occasional Care and a R-7 Primary School. Public transport is provided to the township by Link SA with a service running 7-days-a-week. A free school bus services to Mount Barker High School. The local church offers mainly music and also has an active craft group. The town boasts two ovals with active Summer and Winter sporting clubs and plans are in progress to build a state of the art Recreation centre to see the township into the future. Callington Clearance Warehouse is a hardware store that stocks paints, tools, fodder and farm supplies. The local General Store sells everything from fuel to meals, grocery items at affordable prices and the progressive owners also offer a book exchange and a Grow Free Cart for the community. Callington is also home to Lavandé – a restaurant, famous for their French cuisine and gorgeous garden settings, located in the Old Callington Police station. Across the Bremer river is The Bremer Café where you can grab a variety of homemade meals and delicious pizzas, they also offer home delivery. The community also hosts the MRA Toy run, and the annual Callington entertainment. Minutes away is Monarto Safari Park which over the next 36 months is undergoing a \$40 million dollar expansion. So Callington is one country town that will serve you well and value added to ensure capital growth of properties in the years to come.

For further details contact Tim Monfries



AREA

LIVING:	93.5m ²
PERGOLA:	18.6m ²
VERANDAH:	33.4m ²
SHADE:	18.6m ²
PORCH:	5.5m ²
SHEDS:	14.9m ²
TOTAL:	184.5m²



This floorplan is for illustration purposes only and all measurements are approximate. Any information that is intended to be relied upon should be independently verified. Neither the agent or the illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artist's impression only. While every endeavour has been made to verify the correct details in this floor plan, neither the agent, vendor, nor illustrators accept any responsibility for any error or omission.