



Country Living just the way it should be...

Raine&Horne

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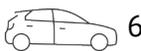
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2



6

18 Juers Road, Charleston

\$750,000 to \$795,000

A great location with bitumen road frontage, well elevated and overlooking the picturesque tree lined meandering Onkaparinga River.

The return verandah home offers excellent proportion and was extensively upgraded and refurbished in 2017.

The home was painted inside and outside, new drapes plus day & night blinds, new carpet, new Ariston oven and cooktop plus Westinghouse rangehood. A front deck was also completed with Merbau timber.

There is a huge kitchen family area, complete with slow combustion log fire and a large Daiken split system. Also adjoining is the large family/lounge area, which then extends to the spacious main bedroom, complete with walk through robe and ensuite bathroom.

The western end of the home offers two more bedrooms, a storage room at the end of the hallway. The three-way bathroom also offers an open full width mirrored vanity. The laundry has its own outside access. Hot water is provided from a 260 litre mains pressure style hot water service, from the pressure pump for the residence, which is installed in the shelter alcove of the large shed / wood storage area.

Property ID:	L3820318
Property Type:	House
Garages:	6
Land Area:	10.0 acres

Chris Weston

0419 816 302

chris.weston@oakbank.rh.com.au

The property offer ideal highly productive country with deep sandy loam soils. It is well fenced into two main paddocks, plus house yard. A very good bore supplies water to the garden and grounds, and can also supplement the supply of rainwater if required. The bore which is approximately 30 meters deep, is quoted at 3,400 gallons/hour with a salt reading of 500ppm.

Total rainwater comprises two poly 22,000 litre tanks, which are interconnected; also, two more independent poly tanks, one being 2,500 litres and the other being 22,000 litres (5,000 gallons). There are many improvements, to the east of the home a 3.5 × 2.5 garden shed with concrete floor plus another shed of the same size with an added fox protected fowl run.

To the south of the home there is another enclosed 3 bay chicken run with the added flexibility of opening the bays. Garaging is also extensive with one large 12m x 6m x3m shed, offering concrete floor, light & power, two sliding doors and one motorised roller door. The other lockable shed is 9m x 6m with concrete floor and work pit.

A very neat and well maintained property, offering the country lifestyle within walking distance the the Charleston Hotel and Post office and just 31 minutes to the bottom of the south eastern freeway.