

OC

18 Martin Road,
Yankalilla



From the Owners - Insights & Extras

What first attracted you to this property?

The rural lifestyle, the views and the peace and serenity the property provides in spades. Being close to the beach.

Why are you moving or selling?

Downsizing.

What do you believe are the major benefits of living in or owning this property?

**Having space for a family to thrive!
Perfect set up for horses including an 40x20 arena as well as on the beach.
Having easy access to plenty of dirt trail rides as well. Having a daily supply of fresh eggs from the girls and having a comfortable house with amazing sea and rural views. The house is set up perfectly for entertaining, with a massive deck out the front and a pergola out the back.**

Where is the hot water system located?

There are three gas hot water systems. One located on the side of the studio space, one on the side of the laundry and one on the side of the main ensuite.

Is there air-conditioning or heating installed?

Yes

What is the parking situation?

Plentiful... plus there's a visitors car park.

What are the nearest transport links?

Sealink bus located in Normanville township

Where are the roof access points?

There is no roof cavity.

What inclusions are to remain with the property?

4x ring cameras, 2x lockable sheds - 1 implement and horse equipment shed with a cement floor and a huge shed with electricity connected, big enough to store up to 6 cars. A chicken enclosure, all curtains and carpets, 2x wood fireplaces, wood ring for storing wood, 5x reverse cycle air conditioners, light fittings and fans.

Please note any other benefits or features of the property you would like to inform buyers about:

Horse arena and horse paddocks already set up for horses. 1 horse shelter. Horse jumps available for purchasing if needed. Electric fencing in good working order. Working wood fires inside and out in the pergola make entertaining in the winter season so cosy.