

OC

57 Ferrier Drive,
Waitpinga



From the Owners - Insights & Extras

What first attracted you to this property?

The generous size of the house and the expansive five acres of land. There's plenty of garaging space, a fantastic location, and stunning views. Additionally, the attached granny flat adds great versatility, while the bore water and rainwater supply are valuable practical benefits.

Why are you moving or selling?

Downsizing.

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

The stunning views, the size and design of the house, and the expansive five acres of land really make this property special. As car enthusiasts, we especially appreciated the ample car accommodation. At one point, we even had nine cars in the garage.

Have you completed any renovations or additions?

The property features solar panels and a solar battery, along with a replaced old bore and a new NBS system. We've also replaced the wooden pergola in the courtyard, repainted both inside and out, and recarpeted the interiors. The ensuite bathroom has been completely renovated and even includes a unique outdoor bath.

Where is the electricity box located?

Southern external wall.

Where is the hot water system located?

Laundry and smaller unit under sink in kitchen.

Is there air-conditioning or heating installed?

The main living areas are equipped with reverse cycle air conditioning, and each bedroom has its own ceiling fan. The attached flat also has reverse cycle air conditioning, while the lounge features a cosy wood-burning combustion heater.

What are the nearest transport links?

In Encounter Bay (5 minute drive).

Is there any additional storage?

Excessive storage throughout the house and garage.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

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

The easy-maintenance land has ample rainwater and a bore for watering lawns and gardens, with a fully automatic sprinkler system. The fully fenced three-acre back paddock features a water trough linked to the water tank.