



Clayton Bay  
70A Thorpe Road

Adelaide Hills & Fleurieu



7 3 24 31.16ha

## Clayton Bay

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This is the life, live the dream with the opportunity to work from home... Relax on the deck and be in awe of the phenomenal view across Clayton Bay



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The home was built by Sarah homes and is less than one year old, the Sarah home is styled on the Lindsay 160' with extensive changes and upgrades.

The ceilings are square cut and of a raked design, being 12ft in some areas. The lounge kitchen dining area is the show piece of the home, this has been done in style. All the bench tops are Caesarstone, with stainless steel appliances, Euro 900mm gas top oven, Asko dishwasher. The kitchen cupboards are all 2 pak, with soft close draws. The lounge kitchen dining areas have wall to wall windows to capture the fabulous views of the waterfront. The main home offers four bedrooms and two bathrooms, the master room having walk in robes, state of the art bathroom, with a double shower, two door vanity and Caesarstone tops, plus views to the lake. The main bathroom is a three-way design with built in bath and double shower alcove in one area, vanity sink in the second area, and a separate toilet.

An opportunity exists to purchase the property with all the beach side furniture. A large deck completes the lifestyle of this river front property. Relax on the front deck and take in the magnificent views this property has to offer. A backdrop of yachts drifting across the bay, and the sounds of Honeyeaters, Swifts and Whistling Kites providing a gentle musical background, as pelicans glide gracefully overhead.





Private and secure with dual entry, the shed has two to three good size bedrooms, lounge and large kitchen, with feature wooden panelled walls from the old potato boxes. The master bedroom has built in robes, views over the river, separate toilet and wash basin. The kitchen is well appointed with all stainless steel 900 mm oven with gas tops. There is also a bathroom vanity and toilet area and separate shower area. The separate laundry has adequate shelving and cupboard space.

A split system air-conditioner heats and cools the converted shed all year round as well as the large ornamental fireplace, which is a showpiece of the room. Further improvements to the shed area include a second mezzanine area with bedroom and large living area or third loft bedroom area.

Outside improvements include approximately 149,000 litres of rainwater, stock and domestic use from the river water as well as a 500,000 litre water licence, enviro cycle reticulation system, undercover vegetable garden, small orchard with lemon, orange, apricot, plum, almond, and apple trees - to name a few. There is also a greenhouse, woodshed, garden shed, Gen set shed, and battery room.



This amazing property has so much to offer. Beautiful waterfront views from the main home, large jetty, small beach area with sand that is shared by the six home community as well as the 72 acre back block that is currently being utilized for cows. There is a magnificent workshop with converted shed with kitchen bathroom, bedrooms and lounge, and bathroom, second workshop with mezzanine floor. Both areas of the workshop are completely self-contained and can be uniquely separated. Perfect for the investor, business, entrepreneur, or extended family. Don't Miss on an opportunity of a life time.

Located approx 75 minutes from Adelaide CBD, 45 Minutes from Mt Barker, and 20 minutes from Goolwa and Strathalbyn .

## OUT BUILDINGS

The large shed has been extensively set up and was lived in for many years when building the main home. The shed/studio call it what you will is 30m x 12m x 6m. The sliding doors are 5m x 5.5m with reinforced concrete to take any prime mover. The shed has a mezzanine floor to both sides, one side is for storing cars, the other can be easily transformed into a loft bedroom or second living area. There is wall to wall shelving throughout the workshop. Some of the equipment can remain and will be negotiated with the purchaser. There is a 16mm drill press, belt finisher, 200mm bench grinder, two poster and four poster car hoists than can lift 4 tonne, 3.5 tonne forklift. Boasting two solar systems, one being an 8kw standalone solar system with battery pack, 10 KVA diesel gen set, 10. 4 KVA solar system. Additional machinery includes a 100 litre weed sprayer, tandem water trailer with water unit to water all the trees on the block, and mobile petrol pump to pump the river water throughout the property.





<b>Council Rates</b>	\$3,000 (approx)
<b>Water Rates</b>	Nil
<b>Date Built</b>	2011

Disclaimer: The information contained in this brochure is not based on any independent enquiries or knowledge of the agents, and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information can not be guaranteed, and prospective purchasers should make their own judgment as to these matters.





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