



12 West End Flat Road, **Hawker**

3 2 2

**UNDER CONTRACT**

For the chance of a lifestyle that will really capture your soul - prepare to fall in love with this magnificent property. Set on the outskirts of Hawker on 6.2 Hectares, "Windana Cottages" comprises a comfortable 3 bedroom homestead together with 2 cottages - currently used as a 3 and a half star Bed & Breakfast style accommodation. The main dwelling incorporates 3 bedrooms plus a good sized office/study, ensuite to main bedroom, a country style kitchen with adjoining dining and family sized lounge. There is an inviting timber decked patio which overlooks the natural gardens and the inground swimming pool and is a great place to relax and appreciate the open space outlook and colourful views of the rugged Central Flinders Ranges area that are available here. There are simply too many features to list but you will certainly appreciate the superb workshop and garaging, solar panels, and 22,000 gallons of rainwater storage on offer. A short distance away is a set of 2 well equipped, fully operating B & B cottages. Known as "Windana Cottages" with 2 bedrooms in each unit, a very comfortable living room, kitchen, together with undercover parking and everything needed to provide its quality 3 and a half star rating. (for further information see [www.windanacottages.com](http://www.windanacottages.com)) If you're looking for a change and love the outdoors - this may be right for you. Inspection by appointment.

6.27 ha

**\$360,000**

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