







Rustic Home, Endless Potential

4 2 10 4.10ac

Nestled in the serene township of Wilmington, historically known as "Beautiful Valley," this expansive 4-acre property offers a unique blend of rustic charm and modern potential. Located at 95-101 Horrocks Highway, Wilmington SA 5485, this Steele Frame residence provides a rare opportunity to embrace country living amidst the picturesque landscapes of the Flinders Ranges.

Property Highlights:

- **Spacious Family Living:** Originally two separate homes, now seamlessly combined into a generous 265m² layout, featuring 4 bedrooms, Main with BIR and 2 bathrooms, ideal for large families or those seeking ample space.
- **Equestrian Enthusiast's Dream:** Equipped with extensive shedding and horse-friendly paddocks, this property is perfectly suited for horse lovers or those desiring substantial storage and workspace.
- **Sustainable Living:** Benefit from solar power generation complemented by battery storage, and 9.5KVA generator back up, promoting eco-friendly living and reduced energy costs.
- **Opportunity to make your own:** While the home requires some

Price	SOLD for $325,000
Property Type	Residential
Property ID	11263
Land Area	4.10 ac

Agent Details

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Office Details

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refurbishment and care, including attention to decking affected by termite damage, it presents a fantastic canvas to infuse your personal style and enhancements.

About Wilmington:

Situated approximately 305 kilometers north of Adelaide, Wilmington is a quaint country town celebrated for its tranquil ambiance and natural beauty. Surrounded by the stunning Mount Remarkable National Park and the expansive Willochra Plain, the area offers numerous panoramic views and walking trails through the lower Flinders Ranges. The town's rich history and proximity to attractions like Alligator Gorge and Horrocks Pass make it a desirable location for nature enthusiasts and those seeking a peaceful rural lifestyle.

Seize the Opportunity:

Be prepared to roll up your sleeves as this property embodies the essence of country living with the added advantage of modern sustainability features. With a bit of TLC, it holds the promise of becoming a cherished family home or a serene rural retreat. Don't miss the chance to make this unique property your own and experience the charm of Wilmington.

Features include:

- Combustion heating in main living
- Ducted evaporative and split system available
- Large 900 Oven and 5 burner Gas cooktop - (gas bottles)
- Massive 100 x 40 lockable shed & 6 bay carport
- Zoned Township
- Council Rates approx. $1300 per annum

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For more information or to arrange a viewing, please contact Lee Jackson on 0427440954.

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