



Hummocks Station, 45 Barunga Homestead Rd, Snowtown



BOUTIQUE TOURISM PARK WITH HISTORICAL CHARM

The historic Hummocks Station Tourism Park is a very unique property with a fascinating history dating back to 1851 as one of Australia's oldest pioneering Sheep Stations. Nestled on 13.87ha* of land, Hummocks Station has been transformed into a wonderful multi-purpose destination offering a perfect mix of accommodation, nature, and event space. The combination of a rich historical backdrop with modern amenities makes it an attractive spot for tourists, event-goers, and caravanners alike.

The 1860's built homestead is a beautiful focal point as you enter the property blending old-world charm with contemporary comforts of the upgraded kitchen and bathroom along with 4 bedrooms, lounge room, dining room and cellar. The original oak timber floorboards, open fireplaces and mini orb ceilings all ooze character. With a little TLC throughout, the homestead could provide a perfect setting for the family to grow up in, or be used as additional accommodation for guests.

The picturesque ironstone Shearers Quarters were originally built by Captain John Ellis to accommodate and cater for shearers and shed hands. Today the restored building offers accommodation for up to 17 guests across 6 rooms; 2 being ensuite and 4 having access to a guest bathroom, guest kitchen and commercial kitchen. The historic building also features a two room Function

4 1 2

Price	\$2,500,000
Property Type	Residential
Property ID	11347

Agent Details

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Centre capable of catering for 80 people. Together with the commercial kitchen it opens up a lot of possibilities for events; weddings, birthdays, and corporate shows which could really help expand the business, and the fact that it's already fully operational since 2017 shows that it has a strong foundation.

A Heritage Tourism Grant in 2022 paved the way for the renovation of the heritage listed ironstone Trap Shed and Store and Stables. The Trap Shed and Store is now a combined reception area, offers coffee and cake, and gift store with home grown woollen products, locally made candles and much more. There is potential to diversify further into a licensed venue and offer other local produce and drinks, or even convert the building into more accommodation. The Stables is now the perfect area to host events with the functionality of being able to add a marquee onto the eastern side.

Since purchasing the property in 2017, the vendors have undertaken numerous upgrades and thoughtful additions making it an easy, sustainable business to run:

- Installation of 15 powered sites; 7 being large private drive through sites and 6 all-weather hard standing sites
- Designated bush camps situated along the Barunga Creek nestled in the shadows of the ancient Red River Gums
- 3 self-contained cabins with views over the Barunga Creek
- Modern amenities block with laundry facilities for guest use
- Camp kitchen with all required necessities
- Solar and rainwater systems with back up generator allowing the park to be eco-friendly and totally off grid
- Joint venture with Wakefield Regional Council to establish the Hummocks Walking & Bicycle Trail which runs along the adjacent old railway line to Wallaroo and beyond
- Restoration of the historic Trap Shed and Store to a reception, café and gift store
- Restoration of the historic Stables to offer another area to cater for large groups and functions
- Upgraded 15.5 x 8m* shed with concrete floor, power, storage area, commercial laundry, lined and vermin proof 4.5 x 8m* storage area
- Ezy Dump Point
- Installation of split system air conditioning to the Function Centre, guest kitchen and all bedrooms in the Shearers Quarters

Hummocks Station offers an amazing opportunity; blending rich history, natural beauty, and potential for business. Its location being only 90 minutes from Adelaide and being situated 1km off the Augusta Highway, makes the property ideal for travelers making their way from Ceduna as the last stop before Adelaide, and visitors alike, offering a peaceful retreat while being conveniently close to the key regions of the Clare Valley, Yorke Peninsula and

Southern Flinders Ranges. The established business provides a steady income stream throughout the year, which is such an asset, especially in a region that offers so much potential for tourism and gatherings.

You really need to view this character filled property to get an idea of its full potential!

Hummocks Station is being offered on a walk-in / walk-out basis. Information Memorandums available upon request.

Further photos and floor plans available at
www.wardleco.com.au/property/11347

For further information or to book a private inspection please contact:

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Council Rates 24/25 - \$1536.95 per annum

Zoned Rural

Land Size - 13.87ha*

Certificate of Title - 5075/667

Local Council - Wakefield Regional Council

*Denotes approximate

RLA228106

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