







Rural Living in the Southern Flinders Ranges

3 1 1

Discover the allure of this rural living property located in the Southern Flinders Ranges. With an exceptional 20 acre* holding, this established hobby farm offers a unique opportunity to embrace a relaxed rural lifestyle.

The property boasts picturesque views, enhanced by the serene presence of an attractive gum lined winter creek, imagine unwinding amidst this natural beauty, enjoying the sights and sounds of the Australian landscape.

At the heart of this offering is a circa 1920s homestead brimming with potential. Inside, you'll find two spacious tiled living areas, providing flexible spaces for relaxation and entertaining. The lounge features a reverse cycle split system and open wood fire, second living area offers a combustion heater.

The current configuration includes three comfortable bedrooms, with ceiling fans and carpet floors to bedroom 2 and 3. The large sunroom that presents the potential for an office, fourth bedroom, adapting to your family's needs.

The expansive country kitchen with modern cabinetry and a dishwasher, seamlessly blending modern convenience with original charm, including a wood-fired stove.

For those with agricultural pursuits in mind, the property excels externally. The

Price	SOLD for $390,000
Property Type	Residential
Property ID	11465

Agent Details

James Wardle - 0407 362 105
Sarah Noonan - 0436 949 272

Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
08 8636 2351

WARDLE Co. Real Estate

rear paddock encompasses 15 acres* of arable land, benefiting from reliable rainfall.

Adding to the property's practicality are several features, including a substantial 65' x 30' hay and machinery shed providing ample storage, 2-stand shearing shed, and a secure chook yard.

Ensuring a reliable water supply is a 47.5m deep solar bore installed in, along with an impressive 113,000 litres* of water storage capacity.

This holding in the Southern Flinders Ranges offers a rare blend of lifestyle appeal and practical infrastructure.

Location

- 18km to Port Germein
- 20km to Wirrabara
- 27km to Melrose
- 42km to Port Pirie

Land Size: 8.094ha | 20 acres*
Frontage: 225.11m*
Council Rates: TBA
Zoning: Rural Living
Council: The District Council of Mount Remarkable
CT: 5394/900

* Denotes approximate

** Some pictures were taken in Winter 2024**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.