



**'Hill View' The Cattle Track, Crystal Brook**



## A premier lifestyle & Equestrian Holding

### 'HILL VIEW'

**19.89ha | 49 acres – 2.5km south of Crystal Brook**

Discover an exceptional rural lifestyle at Hill View, a meticulously planned and thoughtfully improved property offering luxury living, outstanding equestrian infrastructure, and room to grow. Spread across two Certificates of Title and set in a peaceful, scenic location just minutes from Crystal Brook, this premier holding is ready to impress even the most fastidious of buyers.

### THE RESIDENCE – Quality, Space & Style

Built in 2015 by Kalisch builders, the expansive family home delivers an impressive 316m<sup>2</sup> of living space with a functional design and modern comforts throughout.

- 4 generous bedrooms & 2 stylish bathrooms
- Spacious modern kitchen featuring stone bench tops with island, electric cooktop and oven and dishwasher
- Master suite featuring two walk-in robes and a luxurious ensuite with double shower
- Three separate living areas, plus a dedicated home office and gym
- Abundant storage including two storerooms and a walk-in pantry

4 2 4 49.00 ac

**Price** Expressions of Interest - \$1,650,000

**Property Type** Residential

**Property ID** 11969

**Land Area** 49.00 ac

### Agent Details

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### Office Details

Crystal Brook

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5523 Australia

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- Built-in robes to all remaining bedrooms
- Easy-care floor tiles and ample power points throughout
- Large alfresco, perfect for all-season entertaining, complete with zip-track blinds, built-in BBQ with exhaust, and wall-mounted TV

A detached double garage with concrete floor, power, and internally located cool room adds further convenience.

Sustainable living is catered for with a 32-panel (10kw\*) solar system, large rainwater tank supplying the home, and mains water also connected.

#### THE EQUESTRIAN FACILITIES – First-Class & Turnkey

For the horse enthusiast, trainer, or breeder, Hill View offers some of the region's finest equestrian improvements:

- 6 modern stables with fans and misters (22m x 9m\*)
- Large workshop & additional stables (24m x 12m\*)
- Significant hay shed with concrete floor & large sliding doors (36m x 15m\*, 6.8m high\*)
- 8 main holding paddocks with a central laneway
- Tree-lined paddocks, all watered via poly troughs
- Smaller holding paddocks with shelters at the northern end
- 8 horse walker & lunge/sand yard

This well-designed layout supports all levels of equestrian activity, breeding, training, spelling, or agistment, offering scale, efficiency, and exceptional amenity.

#### AGENT'S COMMENTS

A highly sought-after rural lifestyle property showcasing quality, scale, and foresight. Hill View represents a rare opportunity to secure a well-established, fully operational lifestyle property with outstanding equestrian facilities and exceptional shedding. A genuine turnkey option that will appeal to discerning buyers seeking a premium rural holding.

For those seeking lifestyle, space, and elite horse facilities, 'Hill View' stands in a class of its own.

Land Size: 19.89ha | 49 acres

2025/26 Council Rates: \$3,056 PA

Zoning: Rural

Council: Port Pirie Regional Council

CT: 5683/961 & 5675/88

Section: 254 & 255

Viewing by appointment only – seize the chance to make this exceptional

house your home.

\*Denotes Approximate

RLA228106

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