







Expression Of Interests close 6th November at 12pm

4 2 3 350.30ha

Tightly held Southern Flinders country of this scale and character rarely comes to market. Spanning approximately 349.9 hectares (865 acres), 373 Old Gunyah Road offers space for rural pursuits and a north-facing homestead along with views to the rugged ridges of Horseshoe Range. Natural creek lines wind through the property, while rocky outcrops, open pasture and hills dotted with remnant black oak give the landscape its unmistakable Flinders character. Approximately 500 acres are described by the vendor as potentially arable, adding another dimension to the holding.

The four bedroom, two bathroom homestead makes the most of its setting. Its northerly orientation offers the opportunity to enjoy natural light and welcome winter sunshine. A central kitchen and dining area brings everyone together, while separate living and rumpus rooms give the family room to spread out. Outside, the alfresco area is made for long lunches, the pool for summer afternoons, and the range views for slowing down at the end of the day. The improvements add substance to the lifestyle.

Three paddocks, including a holding paddock, sheep yards with a covered working race, four dams and a bore support rural use. A powered four bay workshop with a concrete floor, WC and washing facilities is complemented by a powered three bay open front hay shed. The main switchboard is fitted

Price	OFFER ACCEPTED
Property Type	Residential
Property ID	12546
Land Area	350.30 ha

Agent Details

Lee Jackson - 0427 440 954

Office Details

Port Pirie
90 Florence Street Port Pirie, SA,
5540 Australia
08 8633 4555

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with a generator input and changeover switch for use during mains power outages. Plant and equipment may be negotiated separately with the purchaser. This is a place to build a life around the land — with room for family, practical rural infrastructure and a view you will look forward to coming home to.

Key features

- Approximately 349.9 hectares (865 acres) across two allotments
- Approximately 500 acres potentially arable, as advised by the vendors
- Views towards the Horseshoe Range from the homestead
- Natural creek lines, rocky outcrops, open pasture and remnant black oak
- North-facing four bedroom, two bathroom brick veneer homestead
- Separate living and rumpus rooms, alfresco area and swimming pool
- Three paddocks, including a holding paddock
- Sheep yards with a covered working race
- Four dams and one bore
- Powered four bay workshop with concrete floor, WC and washing facilities
- Powered three bay open front hay shed
- Main switchboard with generator input and changeover switch
- Plant and equipment available by separate negotiation

Inspections by appointment only. Contact Lee Jackson to arrange a private viewing.

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Price Guide $1,200,000

A building inspection report is available to interested buyers on request.

Disclaimer: Information has been supplied by the vendor and other sources and is provided as a guide only. Prospective purchasers should independently verify land area, arable acreage, suitability for cropping, water infrastructure, improvements and boundaries. Images and plans are indicative. Plant and equipment are excluded unless expressly agreed in the sale contract. Interested parties should make their own enquiries and obtain independent advice before purchasing.

RLA228106

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.