

Just listed

995 Balaklava Road, Bowmans



The Perfect Blend of Lifestyle & Land

Presenting to the market, a productive 18.18-hectare (approximately 45-acre) holding, comprising two distinct land components. Approximately 40 acres of progressive arable country provide the property's productive base, complemented by approximately 5 acres of established trees and scrub, predominantly surrounding the entrance and existing shedding.

This property offers flexibility for both landholders looking to lightly expand their existing operations and out-of-district buyers seeking the space and scale to establish a genuine rural lifestyle.

The property offers a balance of rural lifestyle and productive arable country, with plenty of room for the family, horses and outdoor activities, complemented by uninterrupted rural views from the proposed home site.

Key Features:

- Previously improved with a residence, offering the opportunity to rebuild (STCC) and create a home where country living can be enjoyed for years to come.
- Connected to both mains water and mains power.
- 12m x 6m shed with 5kW solar system.
- 27,000L poly rainwater tank.

 2  18.18ha

Price \$375,000 - \$399,000

Property Type Residential

Property ID 12559

Land Area 18.18 ha

Agent Details

Lauren Ferme - 0466 072 288

Graeme Nield - 0428 848 915

Office Details

Clare

190 Main North Rd Clare, SA, 5453

Australia

08 8842 1154



The property enjoys a peaceful rural setting, while remaining within an easy commute of essential services. Balaklava is approximately 15 minutes away, Port Wakefield approximately 10 minutes, and Adelaide CBD just over one hour.

Please note the shipping containers are not included in the sale**

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Lauren Ferme

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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.