Sold



322 Glenburn Rd, Merriton







Well Improved Acreage Property - 46.5 acres

3 2 3 18.84ha

'Glenburn' is located approximately 12 kilometres south of Crystal Brook in the area known as Merriton is this wonderful opportunity for the astute buyer to capitalise. A considerable lifestyle acreage property which has been extensively improved over many years with significant improvements and livestock infrastructure. This property will appeal to lifestyle buyers as well as the astute livestock operators located only 3 kilometres* from National Highway One.

The key attributes of the homestead are listed below:

- Villa style stone home with the original two rooms built c1873 and further additions over the years
- 3 bedrooms & 2 bathrooms
- Updated country (Nyatoh) timber kitchen with stainless steel appliances including the freestanding pyrolytic oven with induction cooktop, dishwasher and walk in pantry.
- The lounge features a combustion wood heater
- Large rumpus room with timber floor & gas heater
- The 2 bathrooms have a shower and hand basin with a separate toilet

Price	SOLD
Property Type	Residential
Property ID	8623
Land Area	18.84 ha

Agent Details

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Martin Stringer - 0417 897 159

Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
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WARDLE Co. Real Estate

off the main bathroom

- Ample built-in storage off the hall
- Sunroom with slate floor and separate office
- Paved rear entertaining area and well-established garden surrounding the home
- Ducted evaporative air-conditioner
- 5-kilowatt solar system feeding the grid
- SA Mains water connected

Other infrastructure includes:

- Detached single garage
- Double garage 50’ x 25’* with concrete floor and power
- Workshop with concrete floor and power 30’ x 40’ approx.
- Open front, steel frame hay/implement shed (90’x 32’*) with good height clearance
- Implement shed (40’x60’*) with concrete floor and super bay with 4 sliding doors and 16ft clearance
- Old Piggery
- Steel Cattle Yards with ramp and 5 large containment yards suitable for cattle with water to each
- Steel sheep yards with ramp, draft and 4 containment yards with water connected.
- 30 acres of productive arable land well suited to winter crops and pastures

The property presents as an outstanding opportunity to purchase a significantly improved rural living property. The current owners have enjoyed the sunsets here for over 52 years and the time has come to retire. Inspections by appointment.

Please note the overlay is a guide only and should not be relied upon for accurate boundary location.

CT6184/964

Zone – Rural

LGA – Port Pirie Regional Council

Land Size – 18.84Ha/46.5acres

Council Rates 21/22 – $1,498pa approx.

*Denotes approximate

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.