







LARGE HOME ON 102 ACRES

4 2 6 102.00ac

The Home Block comprises a total land area of 102 acres with approximately 82 acres arable.

The property is improved with a prominent 4-bedroom stone home, 3-stand shearing shed with yards and ramp, implement/hay sheds, sundry farm shedding.

The land consists of productive brown loams with the pasture comprising a combination of clover and natural grasses with excellent cover. The arable land provides the opportunity to sow cereals, legumes, oil seeds, pastures or hay crops.

The Home Block is well watered via a submersible bore which supplies the paddocks and garden as well as having rainwater through the homestead

Fencing to the property is considered to be in good condition and generally comprises 5 & 6 line cyclone with bottom barb and timber and steel posts. There is a small containment yard with a full height fence which would be suitable for Deer or Goats.

The homestead comprises a solid 4-bedroom stone Bungalow built c1920. The home has been extended to include a spacious rumpus room as well as

Price	SOLD
Property Type	Residential
Property ID	8646
Land Area	102.00 ac

Agent Details

James Wardle - 0407 362 105
Martin Stringer - 0417 897 159

Office Details

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

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the second bathroom and living area.

The key features listed below:

· 4 Bedrooms & 2 bathrooms

· Combined kitchen/meals with freestanding electric oven & wall air-conditioner.

· Spacious lounge room with combustion wood heater

· Second living area located towards the front of the home which adjoins the large rumpus room.

· Compact bathroom with shower, vanity and separate toilet.

· The second bathroom is not currently utilized due to a pipe leak which has been isolated

· Beautiful decorative ceilings throughout the main part of the home and stunning leadlight windows

· 5-kilowatt* solar system (20 panels)

· The roof was renewed c2002

· 44,000L approx. of rainwater storage via 2 x poly tanks which supply the home

· Mains powered submersible bore supplying the garden and stock water

A large home which would suit the growing family or entertainers. Located on the Survey Road south of Melrose . A home with loads of potential for the astute buyer to make their own.

Bore

Mains Power Submersible

Depth – 33.5m approx.

Flow – 3.79L/sec

Quality- 616 TSD (mg/L)

Settlement – 1st March 2023

10 % Deposit

Please contact selling agents James Wardle 0407362105 or Martin Stringer 0417897159 to book an inspection and for a copy of the detailed Memorandum.

*Denotes Approximate.

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