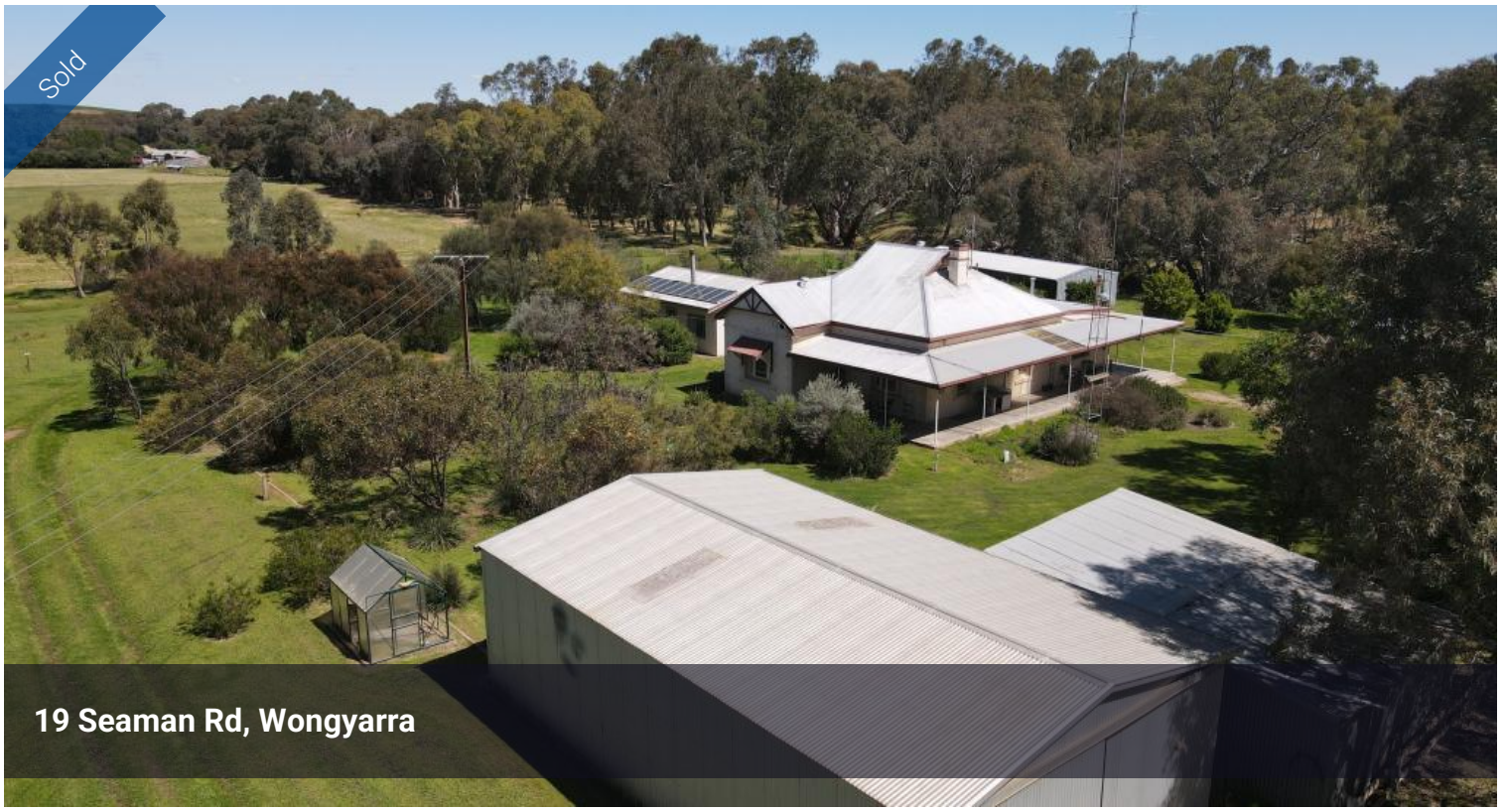








Solid Home + Rocky River Cottage!

This stunning villa overlooks the Rocky River which traverses the property along with the cottage which has been utilised as an air bnb. This acreage property is located off the Horrocks Highway approximately 7 kilometres north of Wirrabara in the Mid North of SA with a total land size of 14.5 acres*. A tranquil setting which will appeal to the lifestyle buyers looking to take advantage of the open spaces and all that the Southern Flinders Ranges region has to offer. The main features of the homestead are summarised below:

Villa

- 3 bedrooms & 1 bathroom
- Updated timber kitchen with ample bench space featuring a walk-in pantry, stainless steel 900mm oven with gas cooktop, wood oven
- Beautifully updated bathroom c2018 with shower, vanity & heat light
- The lounge and dining room both feature a combustion wood heater as well as a split system air-conditioner in the dining room and a wall air-conditioner in the lounge room
- Easy care hardwood Jarrah floor throughout the home
- Front and rear verandah

4 2 8 14.50ac

Price	SOLD
Property Type	Residential
Property ID	8895
Land Area	14.50 ac

Agent Details

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

Office Details

Jamestown
70 Ayr St Jamestown, SA, 5491
Australia
08 8664 1599

WARDLE Co. Real Estate

Cottage – BnB

- 1 bedroom self-contained cottage
- Kitchenette with freestanding oven
- Neat bathroom with shower over bath, vanity and toilet
- Split system a/c and combustion wood heater in the lounge/dine
- Rents for $90 per night on airbnb.com.au
- Would also suit as a teenage retreat or granny flat for the family or visitors

Outside

- Workshop 10m x 11m* with concrete floor, pit and power
- Open front implement shed 5.8m x 15m* with steel frame
- 2 bay implement shed 7.6m x 12.4m* with concrete floor and 2 sliding doors
- Veggie patch with dripper system
- Fruit orchard and chook run
- Private front yard planted with native trees and home to some 78 species of birds which have been spotted
- An arable paddock of approximately 4.4 acres which has been established with native perennial grasses for the farm animals to enjoy.
- Planted timber which could be harvested for firewood

Other notable features include:

- 1.7kw* solar system
- Water supplied via the submersible bore and 4 large rainwater tanks which deliver to the home and cottage
- Electric hot water systems
- Enviro cycle septic tank

This property has many features and presents an attractive lifestyle for the intending buyer. Inspections are strictly by appointment only.

CT5806/178

LGA – Mount Remarkable

Council Rates 22/23 – $1,494.10

Zone – Rural

Land size – 14.5 acres*

*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.