







Hilpara Homestead - 22.2 acres*

3 1 22.20ac

Set on rolling hills in the picturesque Beetaloo Valley, this property offers breathtaking views and a tranquil lifestyle. With a 22.2 acre* green pastured home block known as 'Hilpara', this rural retreat has plenty of space for outdoor activities and farming opportunities.

The property includes a 3-bedroom stone villa, 3 stand shearing shed with yards and sundry farm shedding.

The charming stone villa offers three spacious bedrooms, perfect for a growing family or those seeking a peaceful country retreat. The bathroom features a clawfoot tub, shower, hand basin, and toilet. The cabinetry in the kitchen adds a touch of rustic charm and features an Aga wood oven, electric under bench oven, electric cooktop, dishwasher, double stainless-steel sink and pantry.

The lounge is complete with a slow combustion wood heater and a large south facing window to take in the stunning views of the surrounding landscape. The separate dining room provides a space for formal entertaining or enjoying family meals.

With Jarrah and Baltic pine floorboards throughout, the villa exudes character and warmth. The semi enclosed return verandah is the perfect spot to relax

Price	SOLD for $425,000
Property Type	Residential
Property ID	9353
Land Area	22.20 ac

Agent Details

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Office Details

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and unwind.

Other key features listed below:

- Laundry features a double cement wash trough.
- Additional toilet is located on the front verandah.
- The storeroom, linen cupboard and cellar offer ample storage space.
- Office and sunroom provide a possible work from home space.
- Water is supplied via mains water connection, a winter creek, dam, unequipped bore and a spring.

This homestead is being sold together with the adjoining rural land. A diverse rural property will appeal to a multitude of buyers as a whole or the 3 separate contingent Lots each have their own distinctive features. Located in the Beetaloo Valley only 7 kilometres* west of Laura in the Mid North of South Australia.

Whole – 1,227acres/497ha

Lot 1 'Hilpara' – 22.2acres/8.995ha*

Lot 2 'Scrub' – 1,068acres/432.4ha*

Lot 3 'South Block' – 137acres/55.64ha*

- Average annual rainfall 450mm*

- The land is a mix of open hills grazing with the majority comprising dense native vegetation.

For Sale by Expressions of Interest Due: 12pm Wednesday 11th October 2023

Inspections by appointment only

Information Memorandum available upon request

James Wardle 0407 362 105

Please note the overlays are for illustration purposes only

*Denotes Approximate.

RLA228106

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