

1078 Wellington Road, Wistow, SA 5251

Raine&Horne.

Lifestyle For Sale

Friday, 3 November 2023

1078 Wellington Road, Wistow, SA 5251

Type: Lifestyle



Paul Clifford

0427796144

Best Offers (\$1.495m +)

Follow the calm of nature and towering tree-lined arrival to private postcard solitude: some 25 pastured acres, a robust homestead, and incredible resort-style promise...Not only does the lay of this beautiful land offer a generously appointed 3-bedroom (plus study), 2-bathroom home, an indoor heated pool encased in an enormous pavilion, a sauna room, 2 dams, 8 main stock paddocks and level land aching for a horse arena, but a dormant tennis court waiting for a McEnroe comeback. What's equally exciting in this well-known horse agistment country, is the scope to develop a commercial enterprise re-homing loved equines - or to keep your own - on a roaming, picturesque acreage currently carrying 70 ewes plus progeny. Under the care of the same family for 25 years, the infrastructure added over time is vast: useful workshop/hay shedding, 10kW of solar, plus 85,000-gallon rainwater capacity in a rainfall region that averages around 22 inches per annum. Sit back and take it in - the statuesque gums, the dams, the views for miles, two road frontages - one unsealed - and not a neighbour in sight. The tumble-brick c1990s homestead brims with charm featuring Indian slate floors, exposed brickwork, vaulted timber-slatted ceilings, and rural views through glorious panes on fulfilling repeat. It treats a family, the retired farmer, or those choosing to work remotely with a dedicated study, extra to its vast extra-curricular creature comforts. Refurbish the interiors, resurface the tennis court or purely enjoy the estate for what it is - rare freedom with impromptu spa days and all-season lap-swims. Work-life balance? It's here in Wistow. The details: C1990 Tumble brick 3-bedroom + study homestead 13m x 10m fully enclosed, tiled & heated swimming pool + sauna room Hardwearing Indian slate floors throughout the home Combustion heater, open fireplace & split system R/C A/C comfort Alarm system & wireless internet Envirocycle wastewater system Single phase power + 10kw solar assist 85,000 gallons rainwater storage + 2 dams 10m x 6m workshop / hayshed Ready-to-reinstate asphalt tennis court 8 main paddocks carrying 70 ewes + progeny on improved & fertilised pasture Dual road frontages to Wellington Road (sealed) & Vale Road (unsealed) Plenty of room for a few horses Convenient school bus pick-up beyond the front gate And much more... Location: 5kms to Wistow, 7kms to Woodchester, 10kms to Mt Barker, 15kms to Strathalbyn, 20kms to Langhorne Creek, 38kms to the Tollgate & 50kms to Adelaide International Airport (all approx.) C.T. 5158/910 Allotment 51 / DP 12783 Hundred: Strathalbyn Land area: 10.2ha (25acs) Zone: Rural Living Council area: Alexandrina Council rates: \$2,858.60 per annum approx. Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.