

# 114 Burrawing Creek Road, Lipson, SA 5607



## Sold Acreage

Thursday, 24 August 2023

114 Burrawing Creek Road, Lipson, SA 5607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 38 m2**

**Type: Acreage**

## Contact agent

Located 12kms north of Tumby Bay is this wonderful little lifestyle property just minutes from the coast. Set on over 38 hectares (94.5 acres), this hobby farm provides you with space and privacy to live a peaceful lifestyle. The house was built around 2008 and features 3 bedrooms with built in or walk through robes, a 2-way bathroom, lounge and open plan kitchen, dining & living room. There is heating and cooling via split system reverse cycle air conditioning and ceiling fans to most rooms. The property was known for its olive production, with approx. 1,200 established olive trees producing a number of different varieties. There is an additional room that runs the length of the house that was built on to facilitate the processing and sales of table olives. There is the option to continue this or utilize this massive space as another living room or rumpus room. The property is fenced into 4 paddocks and has been used for cropping and sheep grazing. The land is relatively flat and consists of loam over red clay soils. The average annual rainfall is approximately 300mm - 325mm with approximately 75% falling between the April to October growing season. Other features of the property include: Garage; Machinery shed; Implement shed; New sheep yards; 5kW solar system; Swim Spa - 2yrs old; Well established fruit trees and garden; Mains water and approximately 100,000Lts rainwater plumbed to the house. Contact agent to arrange an inspection. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833