

**116 Polish Hill River Road, Polish Hill River, SA 5453**



**Other For Sale**

Wednesday, 29 May 2024

116 Polish Hill River Road, Polish Hill River, SA 5453

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 8 m2**

**Type: Other**



Rob Calaby

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## Best Offers By 28th of June 2024

Nestled in the heart of the picturesque Polish Hill region, 116 Polish Hill River Rd presents an unparalleled opportunity for those seeking a blend of rural tranquillity and modern comfort, the perfect blend of seclusion and convenience. This expansive property spans over 8.08 hectares, boasting 4.15 hectares of meticulously maintained vineyards featuring premium grape varieties including Riesling, Semillon, and Cabernet Sauvignon. The fruit harvest is currently contracted to a respected local winery, ensuring a steady income stream. The main residence offers spacious living with a four-bedroom layout, complemented by two bathrooms and an additional one-bedroom living quarters outside. A modern kitchen awaits, featuring expansive bench space. The master bedroom boasts a large walk-in robe, while a designated study/wine storage area caters to diverse needs. Entertain guests in the large lounge and formal dining area with polished floorboards, large windows flood the rooms with natural light, overlooking beautiful and established gardens that surrounds the property. The Scenic vistas, views over the vineyards and open spaces provide a stunning backdrop for endless outdoor activities. Environmentally conscious features include a 5.5kW solar system, supplemented by two fully equipped bores with water licenses and an impressive 80,000 L of rainwater storage. Car enthusiasts will appreciate the double lock-up garage and four-car carport, alongside a versatile workshop/implement shed. The property also features fruit trees, a chicken shed, and more, creating a harmonious blend of natural beauty and practicality. More than just a property, a rare opportunity to secure a desirable lifestyle in the tightly held Polish Hill region.