

118 Rake Road, Kersbrook, SA 5231

Acreage For Sale

Monday, 8 January 2024

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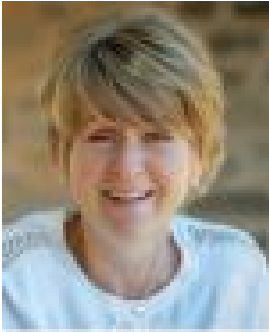
Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 5 m2

Type: Acreage



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Contact Agent

Your invitation to a life of tranquillity and natural beauty is calling. Overlooking a private lake, this glorious residence is discreetly tucked into the rural landscape surrounding it. Abundant shedding, horse facilities, plentiful spring water and gently rolling countryside await. Timeless elegance is evident here in what could easily be mistaken for a historic home. Surprisingly, construction was completed in 1986. A suitably impressive set of stone stairs leads to a grand entrance where intricate parquet flooring sets the scene for what is to come. Lofty 3m ceilings, ornate cornices, and ceiling roses – all the original character features are here. Romantics will enjoy formal entertaining in the gracious front living room by the open fireplace. Practical souls will gravitate to the family lounge and the slow charm of a wood combustion heater. The bustle of family life and feeding the hordes is well placed in a solid timber kitchen. Divided from the dining area by a classic breakfast bar, this space enjoys superb garden and water views (as do all rooms across the front of the house). Sleeping quarters are elegant with the master enjoying direct access to its own private garden via double French doors. Both the ensuite and main bathroom retain the character of the homes period design. Fortunately, there is an abundance of built in robes & storage cabinetry plus a decent laundry equipped for farm life. The dappled shade of scenic gardens will quietly whisper their allure to you. Weary souls may disappear into the greenery, seeking solace in nature and its regenerative source. Sweeping lawns, tall trees and fragrant blossom's will speak to your senses. At the end of the day, wander down to the jetty and slip into the cool waters of the lake. Transcendental by design, it is a place to linger and reflect. Perfectly suited for equestrian enthusiasts, the property boasts three horse stables with day yards plus tack & feed shedding. Hone your craft in the purpose-built arena (approx. 40m x 20m) or simply go for a leisurely hack in your own backyard. The local dirt roads also provide endless riding pleasure. Suited to all manner of furry friends, the property offers lush pastures and gently rolling, useable land. Fencing is in excellent condition with seven well laid out paddocks. Given the natural springs, you will never worry about water for stock (or the garden). Resources include the spring fed lake, a small spring fed dam plus 30,000 gallons of tank water. Explore a haven for your hobbies in the workshop with 3 phase power available. Any extra toys or farm machinery will find a home in the implement shed. There is also a triple carport, chook house and pump shed. Seize the opportunity to embrace a life of serenity surrounded by the beauty of nature. Perhaps dreams really do come true.....

Top 3 things the owner loves:

- Utter tranquillity and privacy of location.
- Peaceful views over lake & its birdlife.
- Rolling landscape and local horse-riding trails.

Residence Information:

- Circa 1986, constructed from solid bluestone (external walls).
- Wide return veranda shading the home.
- 3m ceilings. Western red cedar windows.
- Exquisite parquet flooring to formal entrance and hall.
- Ornate ceiling roses and cornices.
- Split system r/c air conditioner.
- Slow combustion wood heater + open fireplace.
- Solid timber kitchen cabinetry, gas stovetop & electric oven.
- Extremely large roof space – ideal storage or future loft.
- Private, sheltered outdoor entertaining area. Concrete base & roll down blinds.
- Secure rear yard for dogs and children.
- Sweeping lawns and extensive irrigation system around home.

Water & farm improvements:

- Implement/hay shed, approx. 15m x 8m. Single phase power & part concrete floor.
- Carport for 3 vehicles with gravel base.
- Adjoining 15m x 6m shed. 3 phase power & concrete base.
- Pump house shed, approx. 6m x 6m. Dirt floor.
- 3 horse stables with adjoining yards. Feed & tack rooms.
- Horse arena approx. 40m x 20m.
- 11 meg water licence included in sale.
- Two spring fed dams, one with its own jetty.
- 20,000 gallon concrete tank + 2 5000g tanks.

Legal and services information:

- Adelaide Hills Council. Zoned productive rural landscape.
- Council rates \$2,624.00 per annum.
- Road rent \$93.00 per annum.
- CT Volume 5846 Folio 280.

*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.