

12 Concannon Road, Echunga, SA 5153

Raine&Horne.

Lifestyle For Sale

Thursday, 16 November 2023

12 Concannon Road, Echunga, SA 5153

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 12 m2

Type: Lifestyle



Paul Clifford

0427796144

Best Offers (\$1.525m+)

Premium gum-studded ag country edging Battunga Road's 'Golden Mile' can only be kept tight-lipped for so long - as such, the pulling power of this superb set-up on 12.87 hectares becomes a blue chip find for intensive grazing or the horse enthusiast. As the sole owners of this 1992 built 4-bedroom, 2-bathroom homestead pass the baton on, you couldn't land on greener pastures. Boasting a quality bore, water licence and usual stock and domestic rights, extremely well-fenced 11 main paddocks with planted shelter belts for livestock protection and aesthetics, machinery shedding, plus cattle yards and crush in a reliable 800mm per annum rainfall region, these greener pastures suggest you're primed for all manner of pursuits. With parcel upon parcel of neighbouring horse properties, it's perfect for agistment; with 2 road frontages (one sealed) it also serves an easy city, work, school or coastal commute, and there's always 18 holes at Echunga Golf Club or winery-hopping from Meadows to Macclesfield to take your mind off hay bales and muddy boots. The conventional homestead's outstanding virtues are its private property views - its neutral themes, dual living areas, functional kitchen and master bedroom with ensuite and walk-in robe provide value-adding scope to refurbish. Everything else hinges on this prime landholding in captivating Kuitpo territory. Saddle up, nudge the cattle in, sow the next vegie crop, or nurture an orchard of your lunch box favourites; it's the sweet life on Concannon you can't possibly overrate... Property Specifics: Prime gum-studded agricultural country in a bulletproof location One owner since 1992 1992-built 4-bedroom homestead | renovate or refurbish Solar panel efficiency Ducted evaporative cooling Extremely well fenced to 9 main paddocks with planted shelter belts for aesthetics & livestock shelter 2 road frontages via Battunga Road (sealed) & Concannon Road (unsealed) Access Kuitpo Forest Reserve via Sand & Bassham Roads - 3.5kms Location: 2kms to Echunga, 3.5kms Kuitpo Forest Reserve, 8kms to Meadows, 10kms to Hahndorf & Mt Barker, 17kms to Stirling, 27kms to the Tollgate & 43kms to Adelaide International Airport (all approx.) Details: C.T. 5086/245 Allotment 3/DP 26394 Hundred: Kuitpo Land area: 12.87ha (31.8acs) Zone: Productive Rural Landscape Council area: Mount Barker Council rates (inc levy): \$4,005.03 per annum approx. Water Licence No: 114305-0 of 490kL (Underground Taking) + Stock & Domestic usage Bore: Cased to 103m / Yield 3 l/s / TDS 1210 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.