

1242 Old Comaum Road, Coonawarra, SA 5263



Mixed Farming For Sale

Saturday, 11 May 2024

1242 Old Comaum Road, Coonawarra, SA 5263

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Area: 70 m2

Type: Mixed Farming



Alistair Coonan

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Expressions Of Interest by 12pm 21st June 2024

EXPRESSIONS OF INTEREST BY 12PM ON FRIDAY JUNE 21ST 2024 (UNLESS SOLD PRIOR) Privately tucked away approximately 15 minutes northeast of Penola in the heart of the Limestone Coast, Windigi Retreat offers a stunning lifestyle opportunity with multiple living and income opportunities available - Ray White Mt Gambier are proud to present to you 1242 Old Comaum Road in Coonawarra. Residing on approximately 175 acres, the land and pastures include a mixture of lighter loams with clover and native flowering grasses, grading to heavier loams that surround a naturally forming swamp and dam central to the property. It offers seven separate paddocks of varying sizes, with 2 bores, 6 troughs and a windmill providing ample water coverage throughout the property. Native gums are scattered throughout the property along with a stand of blue gums that are approximately 15 years old. A majority of boundary and internal fences have been updated and improved over time, suitable for both the current use as sheep farm, as well as being used for cattle farming in the past. Stock yards located in the front paddock are also included, along with the option for current plant and equipment being utilised. Offering a fantastic opportunity for a multi-family living scenario or to operate a B&B in your own backyard whilst maintaining privacy at home, this property includes two separate homes on the one title, both ideally positioned to take in the ever changing landscape that surrounds. House 1 benefits from a number of recent updates, with a renovated kitchen that includes dishwasher, 5-burner gas cooktop, stylish timber benches and overlooks an open plan dining and lounge space. The large freestanding woodfire keeps the home toasty during the cooler months, whilst a reverse cycle air conditioner is useful all year round. Stepping through the sliding doors to the stained timber deck, you'll take in beautiful views of the wetlands and surrounding paddocks, with native growth being a home for a myriad of birds and wildlife. Back inside, 3 bedrooms offer space for the family, with a renovated bathroom central to the home including a large walk in shower and vanity. A large rumpus at the rear of the home offers a great space for kids to play or plenty of storage if needed. Outside, a separate outbuilding is ideal for a home office if desired, along with a carport, several sheds and structures for the chook house, wood shed etc, with services to the house including rain water and bottled gas. A green thumbs dream, there is a wide variety of citrus trees, berries and plant boxes for all your home grown produce. House 2 also offers a comfortable 3 bedroom home, with an equally impressive outlook over the property as well. Polished timber flooring extends through the living and passageways, contrasting well with the feature timber ceilings throughout. The kitchen includes electric cooking, with ample bench space overlooking the dining and living area, where French doors access the elevated deck. All 3 bedrooms are comfortable and carpeted, whilst the bathroom features shower over tub, and convenience of a separate toilet. Services to this house also include rainwater and bottled gas, with the electricity being separately metered - ideal if looking to rent separately or operate as a B&B. A property you'll want to experience in person to truly appreciate, it is situated in the world renowned wine region that is Coonawarra, bustling with tourism and ongoing opportunity. Contact Alistair to arrange your viewing today and don't miss out. RLA - 291953 Additional Property Information: Approx Property Age: 1950s Land Size: approx. 175 acres Council Rates: approx. \$511 per quarter