

**126 Short Road, Penfield Gardens, SA 5121**



**Sold Lifestyle**

Saturday, 12 August 2023

126 Short Road, Penfield Gardens, SA 5121

**Bedrooms: 6**

**Bathrooms: 2**

**Area: 12 m2**

**Type: Lifestyle**



Nick Goode  
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## Contact agent

Colliers Agribusiness are delighted to bring to market 126 Short Road, a prime horticultural opportunity in the heart of Penfield Gardens, in Adelaide's 'food bowl'. Short Road will appeal to a broad audience and provides local and neighbouring landowners, market-gardeners, owner occupiers, lifestyle buyers and investors a chance to acquire a turn-key asset in a fantastic location. Opportunities like this don't often present themselves. The land is ready to plant the next crop and the home has been extensively renovated with no expense spared. Simply move in and enjoy. Located at 126 Short Road, Angle Vale's amenities are only a stone's throw away, and it's only 30 minutes to the Adelaide CBD via the Northern Expressway. Key facts: - Total area of approx 12.46 hectares contained in one Certificate of Title- Prime sandy loam soil ready for the next crop- Fully renovated solid brick home featuring four bedrooms, open-plan kitchen and dining, separate living area, 1 bathroom, ducted AC and undercover entertaining area featuring a 10-person spa- Separate barn accommodation/entertaining area featuring two bedrooms, kitchen, ensuite bathroom, plus ample entertaining area- Horse arena and holding yards, sheds and shelters- Work sheds featuring concrete flooring- Three phase power connected- Dam with pump shed- Water for irrigation is sourced via an underground water licence of 30,000kL - Mains water connected with two meters- 4 inch main line header throughout property with 3 inch riser outlets every 9 metres- 300,000 litre rain water storage- Brand new timber front entrance fence Expressions of Interest are due no later than 2pm on Tuesday 15 August. Inspections are strictly by appointment with the agent. For further information, please contact the agents.