

134 Size Road, Oakbank, SA 5243

Raine&Horne.

House For Sale

Friday, 3 November 2023

134 Size Road, Oakbank, SA 5243

Bedrooms: 3

Bathrooms: 1

Area: 3 m2

Type: House



Georgia Weston
0418807231

Best Offers (Guide: \$1.35M)

~ Blue Wren Farm ~ 3.151ha / 8.68 acres An exceptional location at the end of a quiet, no-thru road. Welcome to Blue Wren Farm, 8.6 acres of fertile country, with a long-standing history of horse keeping. Just minutes from the main street, yet ideally privately positioned to enjoy a peaceful country lifestyle. Offering a variety of paddocks, holding yards, pens, and stables, the diversity of paddocks allows for rotational grazing and appropriate land management. Neatly hidden behind by a row of established Manchurian Pear trees, the timber frame home with imitation brick cladding takes full advantage of the land and enjoys an outlook across each paddock. The vine clad front verandah further enhances privacy from the road. The three-bedroom home presents a separate lounge room, complete with reverse cycle air-conditioning and a slow combustion fire. The kitchen and adjoining dining area are immediately linked to the lounge. The master bedroom offers wall length built in robes and all three bedrooms share ownership of the bathroom and separate toilet. Equestrian enthusiasts will enjoy the position of the property with immediate access to kilometres of riding trails, easy access to the Amy Gillet track, and a short canter to the Oakbank racecourse, Pony Club and riding for the disabled grounds. Positioned in thoughtful proximity to the home, the barn, complete with light and power presents five immediate stables, wash bay/tack up area and two closely linked open fronted stables plus the fixed round yard. Water supply is taken care of with multiple rainwater tanks providing water to the home, and multiple holding tanks providing water for stock. Currently the property owners pump river water to multiple holding tanks via Riparian Pumping Rights which remain with the property. The home and immediate house yard is currently tenanted until mid December 2023 with longstanding tenants who would love to continue with a further lease, however if the home is required for intending purchasers, it will be available. The remainder of the land is currently agisted. Prospective purchasers will have the choice to reside in the home and enjoy the property, or perhaps take advantage of the immediate rental return and make future plans to create your own estate and build your private retreat further along the land. The existing long term horse keeping status is certainly a bonus for intending purchasers, where newly established small acre properties can be heavily restricted for horse keeping in the Adelaide Hills Council 'Watershed' area. Highlights: 3-bedroom home with immediate rental return (or move in and enjoy). Additional horse agistment returns 6 main paddocks each with stock shelters Holding yard with shelter Barn with 5 stables, tack area feed storage space plus adjoining storage shed 2 closely linked exterior holding stables. Cattle yards, crush and loading ramp 16m fixed rail round yard Two separate rainwater tanks for home (total approx. 20,000 litre capacity). Additional 22,500 litre holding tank next to the home (not currently utilised) Multiple tanks for stock water (approx. 47,500 litre capacity - water pumped from Onkaparinga River) Enviro-cycle septic system Ideal building site behind the current home for those intending to create a modern estate. Just 23 minutes drive to the bottom of the freeway, reasonable walking distance to city bound bus stop - and a short drive to some of the best wineries the Adelaide Hills has to offer! Welcome to Blue Wren Farm - the ideal country lifestyle property, nestled in at the end of a quiet, no-thru road.