

136 Burns Road, Mount Pleasant, SA 5235



Lifestyle For Sale

Tuesday, 26 December 2023

136 Burns Road, Mount Pleasant, SA 5235

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 59 m2

Type: Lifestyle



Richard Inwood

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Best Offer - guidance of \$1,750,000

Craigard Farm - Stunning architecturally designed "turn-key" property. Exceptional elevated views over the valley and on to the horizon. Separate studio. Fully fenced, wonderful shelter belts, bore with 7 Mg irrigation licence and solar system. Your private, quality country retreat awaits. Council Rates - \$3162 p.a. 136 Burn's Road is a quintessential lifestyle property. The property has a genuine sense of quality, space, privacy, country views, many established shelter belts, excellent shedding, reliable water and productive land suitable for grazing with large areas that are regularly cropped for hay. Home built in 2004, 3 bedrooms, 2 bathrooms. Open plan country kitchen, dining and large living room. Reverse cycle in living room with Nectre slow combustion wood heater provides year-round comfort. Good sized bedrooms with master having walk in robes and great storage. All bedrooms have wonderful garden and country views. A large courtyard between the studio provides for year-round entertainment options. Front decking showcases the views. Views from the home are simply delightful with established lawns and gardens and an abundance of natural light coming into the residence. The property has a range of potential uses including horses, cattle, sheep grazing and hay production. 20 Ha of regenerated Blue Gum forest provides a wonderful natural amenity and or an income source in time. Soils are productive sandy loam allowing for good drainage. Excellent shelter belts are in place, the property is truly attractive. Annual rainfall is approximate 550 mm. The property offers a rare opportunity for so many lifestyle options within easy reach of Adelaide, Barossa and the Adelaide Hills. 136 Burn's Road is a property to be proud to own. Property highlights; 1. Established gardens with bio-cycle watering systems and or bore water which is gravity fed from the header tank 2. 1 X 45,000 L and 1 x 22,500 L gallon rainwater tanks 3. Eight paddocks all fully fenced with stock water to each paddock. All interior fencing has electric hot wire in addition to ring-lock 4. Quality home, architecturally designed to maximise light, views and year-round comfort from passive energy. 3-bedroom, 2 bathroom, 2 toilets 5. Airconditioning and wood fired heater in the living room 6. Open plan country kitchen, dining and living area 7. Courtyard entertaining area for year-round entertainment options 8. Property currently running sheep with hay production 9. 7 Mg irrigation licence, \$200 annual fee 10. 4 kW solar system 11. Large productive vegi patch 12. 20 Ha (approx.) of Blue Gum forest