

1372 Black Heath Road, Rockleigh, SA 5254

House For Sale

Thursday, 18 January 2024



1372 Black Heath Road, Rockleigh, SA 5254

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 52 m2

Type: House



Matt Kenny
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Ashleigh Kenny
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Best Offer By 12:00 pm January 29th (USP)

If owning a white weatherboard home on a farm in the country has been your dream, now is your chance to make it a reality. This 2019-built Sarah Home is perfectly positioned to capture breathtaking views over the almost 130 acres of land and beyond to the twinkling lights of Murray Bridge on a clear evening. As you meander your way along the sweeping driveway, the circa 2021 'Paddock Project' revegetation with 360 strategically planted pink and blue gums are carefully positioned considering the land's contour to maximise water to the trees. Comprising four bedrooms plus a study (or 5th bedroom), every room has a spectacular view from the windows or sliding doors that lead onto the expansive deck that envelopes most of the home. The modern and well-appointed kitchen, with a 900mm wide, 5-burner gas cooktop and oven, offers plenty of storage space via the sleek cabinetry, which includes a built-in wine rack. The impressive galley laundry doubles as a butler's pantry. It leads through to a large and stylish mudroom with feature tiled flooring and floor-to-ceiling storage, all easily accessed via the internal door to the 3-bay garage adjoining the home. The master bedroom is neatly tucked away and offers plenty of storage and views to match via the glass sliding door to the deck, where you can sit and unwind away from the hustle and bustle of the home. The immaculate ensuite bathroom with floor-to-ceiling tiling, modern fixtures and a shower with a large window overlooking the property is exquisite. The expansive Merbau timber deck is the perfect space to sit back and relax with friends and family at the end of the day and soak in the views. Pretty plantings of Crab Apples, Magnolias and Leighton Green Hedging further add to the considered aesthetic of the property. Save a few rocky outcrops reminiscent of Simba's Pride Rock from The Lion King, there is plenty of sandy paddock space suitable for horses, with a 20m x 40m natural sand horse Arena and two shelters. The property can also run 200 head of Merino sheep, and the chook enclosure is great for housing your free-ranging feathered friends at night. Meticulous and thoughtfully appointed, the home has been a much-loved sanctuary for the owners, who creatively and cleverly designed it to be completely off-grid. Many dream of doing this but don't know where to start - here, the hard work has been done for you. What makes this property special? • 2019-built weatherboard Sarah Home • Four bedrooms plus study • 100% off-grid living set-up • Modern and well-appointed throughout • Large mudroom and galley laundry • Ducted reverse-cycle AC & wood combustion heater • 20x40m horse arena and shelters • Fully-fenced perimeter with internal fenced paddocks • Chook yard and fenced area for veggie garden • Large 3-bay attached garage with internal access • 4 x 22.5 kL Rainwater storage • 7.6 kW Solar PV (approx.), with 24 LG panels & battery storage • Kubota 10 kVA generator with 100L diesel tank • Worm farm septic tank system

Specifications: CT | 6168/235 Title | Torrens Built | 2019 Land Size | 52.57 ha (129.9 acres) approx. Zoning | Rural Council Area | Mid Murray Council Rates | \$2,554.40 p/a approx. Emergency Services Levy | \$103.35 p/a approx. SA Water Supply | Not applicable You must not rely on information in this publication. Always seek independent advice.