

# 140 M Wrights Road, Eden Valley, SA 5235

## Lifestyle For Sale

Friday, 3 November 2023

140 M Wrights Road, Eden Valley, SA 5235

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1410 m2**

**Type: Lifestyle**



Sam Hayes

## Contact Agent

Since the 1930's four generations of the Evans family have been farming the rolling hills of Kappalunta, east of Eden Valley. Spanning 3,485 acres across three titles this is one of the most commanding properties in the district. On the doorstep of the Barossa Valley and only one hour from Adelaide Kappalunta provides an ideal blend of proximity and seclusion. The North Rhine River flows through the western end of the property and as you head East you are rewarded with stunning views across the Mount Lofty Ranges. The majority of the country is ideal for grazing sheep with 20km of fencing upgraded over the past 7 years. Dryland cropping is also undertaken on 65 Hectares on the eastern edge of the property. With a three-bedroom homestead and well equipped three stand shearing shed Kappalunta would suit a range of buyers from full time farmers looking to expand to those looking for a special weekend retreat. Some of the most stunning views in the district would also have wide appeal for those looking to establish off the grid accommodation. It is not surprising that one has to wait almost 100 years to secure a landscape such as this.

**KEY FEATURES**

- Three Stand Shearing Shed
- Fencing - Upgraded from 2015
- Bore - Well equipped, reliable bore & header tank
- Paddocks: Five large paddocks + seven smaller paddocks
- Homestead - 3 bed, 1 bath, rainwater