

**141 Tanahmerah Road, Balhannah, SA 5242**

**ADCOCK**

**Residential Land For Sale**

Tuesday, 28 November 2023

141 Tanahmerah Road, Balhannah, SA 5242

Area: 5 m2

Type: Residential Land



Andrew Adcock  
0418816874



Nikki Seppelt  
0883884777

## \$850,000 - \$890,000

For those seduced by seclusion, native flora, fauna, and the idea of sustainable living, grab your water flask, walking shoes, and binoculars; this 5.994-hectare nature-lover's haven could make it happen...Beyond the boundary fence, a gravel track through the property leads to a lifestyle adventure founded on an ultra-private, natural bushland oasis with cleared north-facing open space ideal for a house site. The infrastructure is in place with a large garage with storage mezzanine, an attached carport, and water supply from a hefty, galvanised tank. Stand amongst your patch of nature and no doubt the ideas will flow for an idyllic 'Tree House', sustainable living venture, or simply the most private eco-pod, hut, or unique getaway perhaps even paying tourists can hunt down. The eco-vision is endless. It's enriching. Just you, Mother Nature, and her abundance of birdlife providing the distinctive audio to the utter tranquillity that's not all that far from Balhannah's township, Hahndorf, and if it matters, Adelaide in 30 minutes. Naturalists rejoice. If green living is your thing, then hit the ground running for this. This serene slice of nature offers: Approx. 5.994 hectares (14.68 acres) of private bushland 16.21m x 9.42m garage with roller door & internal storerooms 16.21m x 5.87m Carport 9.4m x 3m mezzanine storage Huge rainwater tank North facing aspect to potential house site. Boundary fencing Solar panels (inverter may not be operational) Bore - not currently operational. (Govt. information when drilled in 2000): Depth: 103m Standing water level: 20.80m Yield: 4 litres per second Total dissolved salts (TDS): 545 Power previously connected. Abundant native flora & fauna including some King proteas & native orchids. Set in the lush Adelaide Hills close to cellar doors, cafes & tourist hotspots. Just 30 minutes to Adelaide And more... Property Information: Title Reference: 5693/724 Zoning: Productive Rural Landscape Council Rates: \$2,748.38 per annum Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.