

**143 Leslie Road, Lenswood, SA 5240**

**ADCOCK**

**Sold Acreage**

Saturday, 17 February 2024

143 Leslie Road, Lenswood, SA 5240

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 5**

**Area: 24 m2**

**Type: Acreage**



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## Contact agent

Plant vines, graze cattle, rest extended family in the 3-bed cottage, or champion what 'The Pavilions' has just metres away – luxury guest stays – on a serene farm canvas encompassing dual-living potential and spectacular views in a very special setting... With each dwelling staged to admire the uplifting terrain of soaring hillsides, bordering roses, mature stringybarks and the winter creek; the property creates infinite ways to prosper with 5 paddocks on its radar; even an old dairy. Perhaps the dream is farming. There's arable land and stock yards, a redgum plantation, small orchard, and large high clearance shedding for tools and farm equipment and toys; all assisted by extensive water catchment infrastructure thanks to hefty rainwater tanks, creeks, 2 bores, kilometres of interconnecting pipes and hydrants and a small dam. Or maybe it's to keep family close - the cottage could be explored for tourist accommodation income (STCC) – Tagai Cellar Door opposite as well as the many other Lenswood wineries pose a good reason to target tourists. The refurbished 4/5-bedroom home lives beautifully under a wrap of 2m wide verandahs with ample carparking, and a light-filled footprint led by a formal lounge/media room with dual aspect windows, a master bedroom with ensuite, a study, family bathroom, and 3 bedrooms before blending indoors and out via the open plan living finale. Centred around the Nectre combustion fire, north-facing views will steal your gaze while behind you, the updated kitchen hosts new benchtops, a gas cooktop, electric oven, and walk-in pantry. Down the hill, the modestly modernised 1940s 'sleepout' lives like it was carved out of the hillside; sheltered by tall silver birches and offering a separate driveway, carport, and long or short-term comfort with a fully equipped shaker-style kitchen, full bathroom, central lounge with combustion fire and 3 bedrooms. Whatever the aim – be it to host, nurture, produce, or entertain – all beautiful bases are covered with a home, cottage, 62 flexible acres, and never-ending views – what will it be...? THE HOME: c1998 5-bedroom family homestead with 9ft ceilings North-facing aspect with 2m wide return verandahs Insulating & protective roller shutters to all windows (8 electrically operated) R/C air conditioning to family room, kitchen & dining Bulk gas cylinder 7 gas heating outlets Infinity digital temp-controlled gas hot water - with 3 controllers (en-suite, bathroom & kitchen) 3-phase power 30 solar panels (approx. 7kw) Petrol generator providing back up power to the home 12m x 6m powered high clearance shed. 5000-gallon concrete rainwater tank with extensive catchment from house & shed rooves Established garden with shrubs, roses, fruit trees, ground covers & lawn Plentiful water supply points for garden & emergency use. THE ORIGINAL COTTAGE: Traditional weatherboard style 3-bedroom floorplan Central living room with quality combustion wood-burning fireplace Small office or ideal Airbnb storage Galley kitchen with servery pass & acreage views. Bright adjoining laundry & bathroom + separate WC Separate driveway with carport Established gardens with trees, fruit trees, camelias, lawn, chook shed, storage shed, vegie garden & rainwater tanks. Separate bore water supply to garden & WC Excellent potential for tourist accommodation (STCC) WATER SUPPLY: Extensive roof areas for collection of clean rainwater 2 bores with good quality water. (information below from historic govt website records) Front Bore 810 TDS, 22716 litres per hour Rear Bore (not currently used or needed) 605 TDS, 16,812 litres per hour. Both bores with have been fitted with Grunfos submersible pumps 8 years ago. Water Allocation to transfer to the buyer 16,260 KL. Extensive 3-inch main pipe joins tanks & outlets in paddocks. Pump timers & single power outlet points installed near meters onelectricity supply Stoby Poles for bores 2-inch underground extension network joins the main 3-inch pipelines 2 x 1,500-gallon tanks for original cottage roof rainwater collection 1 x 5,000-gallon tank for main house & shed roof rainwater collection. 22,500-gallon concrete tank connected to rainwater at both houses (for storage) & to the 3-inch bore water lines for emergency supply. 15,000-gallon tank on hill for bore water storage connected to the 3-inch mainsupply & bores Small dam at top of first valley. CATTLE HANDLING: 5 main paddocks & raceway allowing easy stock movement. Under cover cattle crush in old dairy Strongly built stock yards & arable grazing land. OTHER IMPROVEMENTS: Small orchard 2 creeks Good vehicle tracks 2000-bale hay shed Old dairy & storage rooms Machinery shedding Chicken, wood & storage sheds Terrain of mature stringy bark & other gum trees Red Gum plantation Property Information: Title Reference: 5514/634 Zoning: Productive Rural Landscape Year Built: Main Home 1998 Council Rates: \$3,428.00 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. 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