

# 145 Thomas Hill Road, The Range, SA 5172

## Acreage For Sale

Tuesday, 11 June 2024



145 Thomas Hill Road, The Range, SA 5172

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 30 m2

Type: Acreage



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**\$1.98m - \$2.1m**

Welcome to your next chapter at this remarkable 75-acre country estate, where every corner whispers tales of 28 years of cherished memories by its current owners. Nestled above the renowned McLaren Vale wine region, this property offers panoramic 360-degree views that stretch from the majestic Mount Lofty to the North, all the way to the sparkling waters of Carrickalinga Point and Kangaroo Island to the South. Your investment possibilities are as vast as the horizon with a well-established spotted gum woodlot, promising lucrative returns in sawn timber or cosy firewood. Imagine waking up to the gentle hum of a bustling organic, bio-dynamic farm, complete with cattle, sheep, horses, chooks, cats and beloved dogs. For the equine enthusiast, there are sprawling horse riding trails to explore, along with thrilling motorbike tracks that wind through the property's diverse landscape. Outdoor enthusiasts will delight in the proximity to the Kidman and Willunga Basin walking trails, offering endless opportunities for adventure and exploration. The homestead itself boasts 5 bedrooms, 2 living areas, 2 bathrooms, and a designer kitchen featuring a stunning "Homestead cooker" where culinary dreams come to life. Multiple paddocks and dams, along with a spring-fed watercourse, springs, and bore ensure ample water supply for both livestock and lush gardens. With abundant shedding and beautifully productive gardens, this estate is more than just a property; it's a lifestyle waiting to be embraced.

**What we love about the property:**

- **Indoors:**
  - Being indoors looking out will be like watching a wildlife documentary. You will see Kangaroos, Koalas, Echidnas, lots of bird life, as well as sheep and cattle.
  - Stunning chef's kitchen featuring the "Homestead Cooker", both electric hot plates and slow combustion heating for cooking and hot water jacket which is plumbed to several radiators throughout the home for central heating.
  - Engineered stone benchtops and splash backs, large island with breakfast bar, Dishlex dishwasher, Electrolux pyrolytic oven, steam oven, induction cook top, Oliveri sink, stacks of bench and cupboard space.
  - The kitchen comes with included wall mounted TV, is open plan with the large dining area and living room adjacent.
  - Separate living room near the main bedroom enjoys morning and afternoon sun.
  - Main bedroom is huge, offers oversize walk in 'robe, and ensuite with twin shower. No need for a TV, watch the koalas in the trees as the sun goes down.
  - Bedrooms 2, 3 and 4 are all of good size, one with built in 'robe.
  - Bedroom 5 is currently used as a study.
  - 3 way family bathroom with separate toilet.
  - Large laundry
  - Fully ducted reverse heating/cooling throughout.
  - Double glazed windows ensuring comfort from the elements.
  - Beautiful blackbutt timber flooring throughout, carpet to the minor bedrooms.
  - Brick veneer home built in 1993 by Fairmont homes.
- **Outdoors:**
  - Stunning entrance to the property with tree and agapanthus lined gravel driveway, and attractive gardens surrounding the home in the house paddock. Outside of this perimeter are all native and indigenous flora.
  - Decked and sheltered outdoor entertaining area.
  - Triple carport with extensive adjacent fernery area, another great spot to relax.
  - 10 x 6m and 6 x 6m sheds with concrete floor, power and lights.
  - 15 x 5m potting shed, other sundry sheds and chook runs.
  - Caravan carport.
  - Fruit and almond trees, vegetable gardens.
  - 7 dams, spring.
  - 7 main paddocks and 15 holding paddocks.
  - Horse stable.
  - Observation deck overlooking one of the dams.
  - Raised deck on remote part of the property for entertaining or camping on the property.
  - Meandering road allowing vehicle access to a lot of the property.
- **Services:**
  - 30,000 and 20,000 Gallon rainwater tanks (total 227KL) with water filters.
  - Bore with solar pump.
  - 2 phase mains power plus 1.2KW solar with 54c feed in tariff.
  - Solar hot water.
  - Soakage septic system.
  - Wireless internet.
  - Ducted R/C air conditioning.
  - Fire pump.
  - Pop up sprinklers to lawn.
- **Location:**
  - Easy access to all the wineries, breweries, distilleries, restaurants, cafes, shops and markets in the McLaren Vale wine region.
  - 5 minutes to McLaren Flat, 12 to McLaren Vale and Willunga.
  - 20 mins to world class beaches.
  - South Coast and Victor Harbor 30 mins.
  - Adelaide 50 mins.
  - School bus nearby to Willunga Schools and Tatchilla Lutheran College.

Whether you're seeking a serene escape or a thriving investment opportunity, this country haven offers the perfect blend of tranquility and potential. Come and check it out, you're gonna love it!

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