

149 Nottle Road, Back Valley, SA 5211

Raine&Horne.

Lifestyle For Sale

Tuesday, 2 April 2024

149 Nottle Road, Back Valley, SA 5211

Bedrooms: 5

Bathrooms: 1

Area: 7 m2

Type: Lifestyle



Paul Clifford

0885363830

Best Offers (\$1.275m +)

Paradise can only be defined as these rolling views - now settle in for 360 degrees of them. Rich green pastures, 17.5 lifestyle acres, calf-rearing or equine-suitable infrastructure, and a charming 5-bedroom homestead barely 15 minutes from Victor Harbor. As a much-loved country estate - and one of the areas finest landholdings - it's a badge of honour for proud 67-year custodians who've savoured every panoramic vista. The deeper you delve into this unique property, the more magic you find; from the two picturesque dams, the line-up of paddocks, and the sprinkling of machinery, implement and vehicle shedding, some with potential to convert into stables. With a host of upgrades over time, the homestead exploits its north and south-facing elevation with weather-shielded verandas; the sunlit galley kitchen keeping a wide-eyed check over the paddocks. And as lawns akin to fairways unfold beneath ancient gums, the colossal all-weather rear entertainer's deck feels like it could host the coast for lunch; the sparkling pool keeping summers cool, and the kids close to home. Additional comforts include split system air conditioning, ceiling fans and built-in robes to each bedroom, mains power plus solar panel efficiency; a home office/study keeps work at bay or get outdoors and put your green thumb to good use in the garden's botanical beauty - the only rival being its rural hills backdrop. With the seaside tourist meccas of Port Elliot and Victor Harbor over one shoulder, Normanville and KI connection the other, the good life is all but certain here - undisturbed and idyllic. From quad bikes to bonfires, riding boots to hay bales, and clear nights or otherwise, this could be Back Valley's brightest star. Go where the grass really is greener: Panoramic & elevated rural views Charming 5-bedroom + study family homestead with near new appliances throughout Colossal all-weather entertaining zone with perimeter blinds Sunlit galley kitchen with paddock vistas Split system R/C A/C & ceiling fans Sparkling pool with surrounding decks Meticulously kept grounds, lawns & gardens Masses of farm shedding & storage Old dairy - potential to convert to B&B STCC Generous 2 vehicle garaging 2 picturesque dams Ample rainwater storage Solar efficiency - 7kw with 2 batteries Stock & domestic water supply (ongoing supply from adjoining property) Suitable for livestock &/or horses Location: 10kms to Inman Valley, 15kms to Victor Harbor & Encounter Bay boat ramp, 85kms to Adelaide International Airport (all approx.) C.T. 6280/427 Allotment 200 / DP 128971 Land area: 7.095ha (17.53acs) Hundred: Encounter Bay Zone: Rural Council area: Victor Harbor Council rates: \$2,721 per annum approx. Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.