

16 Hill Road, Kersbrook, SA 5231



Sold Lifestyle

Wednesday, 22 November 2023

16 Hill Road, Kersbrook, SA 5231

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 46 m2

Type: Lifestyle



Leonie Simmons



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Got livestock dreams and looking for the ideal parcel? - look no further! This fantastic opportunity so close to the local township of Kersbrook is a no-brainer! With 46 hectares of arable land, showcasing improved pastures to 50% of the property, four dams and well fenced boundary fencing, this property is perfect for the livestock enthusiast. Enjoy the luxury of having three of the four dams spring fed all year round. Undulating paddocks and some native trees, with boundary trees providing shelter for stock during warmer seasons and good coverage throughout the cooler seasons. Ample storage for hay with multiple shedding options on the property, cattle yards and an un-equipped old dairy provide the perfect starting point for your farming portfolio. Historically this property has been able to accommodate sheep, cattle, horses whilst also having small scale Lucerne hay production. A three-bedroom, one-bathroom home with open plan living and large outdoor decking currently resides on the property. Updated kitchen with stainless steel appliances, updated bathroom, freshly painted throughout, combustion heating, and picturesque farm views from windows. Well established gardens surround the house, a double garage with concrete flooring and power and additional 3 bay open shed in the homestead area accommodate for all the vehicles and machinery necessary. Well maintained lawns surround the home as well as a spacious vegetable garden will keep the culinary mastermind happy. You will enjoy the summer months on the huge decking overlooking the beautiful gardens and dam nearest the home fruitful with wildlife. The home on the property presents itself as perfect investment, currently well tenanted for \$650/week on a fixed lease. Mains water and three phase power are supplied to the property for modern convenience and drought-proofing. The un-equipped bore also provides ample water supply for your household or livestock necessities. Bitumen road frontage is an advantage when bringing in the hay and stock trucks, whilst the singular driveway to the main house area has a gated entrance for increased security. Monitoring the property fences all year round is of no hassle with external roads and tracks available for checking the boundary fences. Local conveniences and amenities are located in Kersbrook, less than 5-minute drive from the property, whilst Williamstown is mere 15 minute drive. This property presents itself as a fantastic opportunity for the livestock enthusiast looking for a diverse investment to add to their portfolio. Things we love:

- 3-bedroom residence on property well tenanted at \$650/week
- Undulating improved paddocks throughout
- Large sheds and storage capacity to meet all requirements
- Multi-purpose property with huge potential
- Well maintained boundary and internal fencing
- Vines with table grapes and citrus fruit trees
- Sought after country lifestyle property

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