

170 Woodcone Road, Mount Compass, SA 5210



Other For Sale

Thursday, 22 February 2024

170 Woodcone Road, Mount Compass, SA 5210

Bedrooms: 5

Bathrooms: 1

Parkings: 8

Area: 20 m2

Type: Other



Sylvia Jemson-Ledger Hills & Fleurieu

\$1.7M to \$1.8M

A Serene Oasis , Willow Wood, a picturesque property nestled in the tranquility of the countryside, boasts pristine water sources with an impressive approximate total dissolved solids (TDS) level of 80ppm and holds a water license for 3.5 megaliters. The rarity of such exceptional water quality, akin to spring water, is underscored by an additional rainwater reserve of approximately 100,000 litres, further fortified by an irrigation license. This working farm, meticulously maintained and free from overgrazing, is dedicated to the responsible breeding of steers on productive land. The soil has been consistently fertilized, incorporating lime for pasture improvements. The property features a sprawling dam, reminiscent of a lake and teeming with vibrant birdlife, establishing itself as a captivating centerpiece. Situated on the serene Wood Cone Road just beyond Mt Compass township, this haven is traversed by a creek that meanders through the property, ultimately feeding into the expansive dam. The property easily has a carrying capacity of 10 to 20 breeders , the property has mainly been dealing with steers only over the last 4 years and turning over approximately 70 Steers PA this is supported the available irrigation license and some grain feeding. For equestrian enthusiasts, Willow Wood provides stables and yards on flat terrain, with the potential to develop an Olympic arena and a round yard, creating an ideal environment for horse-related activities. The residence, an architecturally designed and owner-built house constructed in 1991, offers versatile living options. With either three large bedrooms plus a study, formal lounge, dining, family room, and a spacious outdoor entertaining area, or the alternative of four bedrooms, family room, separate dining, an eat-in kitchen, and an extensive outdoor entertaining space, the choice is yours to make. A Captivating 50 acres of rural beauty, external enhancements include a hayshed, implement shed, a double garage (approximately 6m x 8m) with power and cement floors, horse stables, cattle yards, a dog run with kennels, and a vegetable garden flourishing with herbs and fruit trees. Furthermore, the property's water supply is adaptable, allowing easy conversion from rainwater to bore water for use in toilets and the house. Willow Wood stands as a testament to the harmonious coexistence of functional farming, equestrian pursuits, and refined rural living. The grand-sized kitchen features oak cupboards, abundant bench and cupboard space, including an oven and dishwasher, and a generous walk-in pantry. All rooms in the house provide sweeping views of the property. The three-way designed bathroom boasts a built-in bath and shower alcove, a vanity area with three-door oak cupboards, and a separate toilet. Additional features include a boot room, a laundry with outside access, and ample storage throughout. Three bedrooms are equipped with carpeted floors, ceiling fans, and built-in robes, while the master bedroom/formal lounge offers double doors, carpeted floors, and a ceiling fan. The family area, complete with a combustion heater and tiled floors, seamlessly connects to the formal lounge, eat-in kitchen, formal dining, and the outdoor entertaining area. This space is perfect for hosting both casual and formal events. The residence is equipped with reverse cycle air conditioning, 3 kW of solar power, and privacy blinds for the outdoor entertaining area. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833