

**175 Jenkins Rd, Telowie, SA 5540**



**Lifestyle For Sale**

Wednesday, 17 April 2024

175 Jenkins Rd, Telowie, SA 5540

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 94 m2**

**Type: Lifestyle**



Lee Jackson  
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**\$1,250,000**

Discover Serenity at Its Finest: A Pristine 233-Acre Estate at the Foot of the Southern Flinders Ranges National Park. Seize the opportunity to own a remarkable property offering a blend of awe-inspiring views and unmatched tranquility.

Positioned perfectly with vistas stretching from the Southern Flinders Ranges to Spencer Gulf, this sprawling estate is more than a home—it's a lifestyle retreat. Key Features Include:

- Expansive Acreage: Approximately 233 acres of picturesque landscapes including a vibrant mix of Native flowers, trees and wildlife.
- Stunning Views: Panoramic views of the Southern Flinders Ranges, Spencer Gulf, and distant passing ships.
- Ideal Lifestyle Property: Perfect for horse enthusiasts, livestock rearing, and nature lovers with facilities to support a robust rural lifestyle.
- Charming Residence: A solid brick home built in 1992, fully insulated featuring four bedrooms, air conditioning, a wood heater, and a modern upgraded kitchen.
- Water Resources: Equipped with just under 100,000lt of rainwater collection and mains water availability.
- Recreational Opportunities: Multiple walking trails, accessible creek bed with historic gums, and a pinnacle that offers breathtaking views.
- Ample Storage and Utility Spaces:
  - Two large sheds and a third medium-sized shed.
  - Carports for both a vehicle and a van.
  - Horse yard with shed and tack room.
- Sustainability Highlights: Outfitted with a 3kw solar panel system, ensuring energy efficiency for the environmentally conscious.
- Outdoor Living: Undercover patio, Dreamy, functional fire pit & wood stove area where family and friends will enjoy.
- Additional Facilities: Crutching shed with stockyards, colorbond chook yard. combined with well-fenced paddocks with troughs.

Whether you're taking in the expansive views, exploring your private bushland, or enjoying the modern comforts of your country-style home, this property promises a unique and fulfilling rural lifestyle just 15 minutes from regional city conveniences. Property like this needs equipment and the owners are setting you up for success with items you can keep:

- Fire pump attached to the sprinkler system.
- Child swing
- Tractor with 3 point linkage attachments
- Trailer with working fire fighting unit
- Working cool room
- Kitchen stools & Fridge
- Working Cooper single stand crutching plant

Act Now! Don't miss out on this unique opportunity to turn dreams into reality. Contact us today to schedule a viewing and experience firsthand the boundless beauty and peace this exceptional property has to offer. Your new lifestyle awaits at this extraordinary estate.

Points to consider:

- Zoned: Conservation
- Easement: to SA Electricity Trust for access
- Recent Treatment: White ant treatment 10th September 2021
- Council: Mount Remarkable District Council
- Council Rates notice 2023/2024: Approx. \$1482 per annum
- 4 working smoke alarms in residence

Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floor plan, if supplied, are to be used as a guide only.

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