

**1785 Naracoorte Road, Bordertown, SA 5268**



**Mixed Farming For Sale**

Friday, 5 April 2024

1785 Naracoorte Road, Bordertown, SA 5268

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 45 m2**

**Type: Mixed Farming**



Brenton Carson  
0419820729



Hayden Obst  
0887521933

## Auction

A rare and unique opportunity presents itself in 1785 Naracoorte Road, Bordertown. A very well presented and beautifully maintained brick/stone veneer family home set on 45.6 HA (112.68 acres). Perfect for those who are looking for a lovely home that provides comfortable living and fantastic entertaining together with your own picturesque piece of rural Australian land. With bitumen road frontage the property is situated just a short 18km drive to the heart of Bordertown. A very appealing home boasting high ceilings and a spacious open plan living area with a recently installed modern kitchen that includes quality appliances and dishwasher. There's more than enough room for a family dining table, there's a large lounge area all kept comfortable year-round with the split system air conditioner and slow combustion woodfire. There are three good sized bedrooms plus office or fourth bedroom; the main with walk-in robe and two with built-ins. The central bathroom has a corner vanity, separate bath and shower plus a separate toilet. A standout feature of the property is the outdoor entertaining area accessed by large double doors from the living area. The huge all-weather pergola overlooks a solar heated inground swimming pool giving you the opportunity to host an abundance of memorable BBQs, family gatherings and parties, or just keep the kids amused outside. The house yard is also fully fenced which is a bonus for those with children or pets. With over 100 acres, the options are close to endless. Fantastic for those looking for a rural lifestyle with some livestock, horses, motorbikes or any outdoor activities that tickle your fancy. An inviting treed area with a dam makes for a great spot for camping, and canoeing in the winter and enjoying the wildlife. Other notables include double car garage, solar (20 panels), rainwater storage, bore, large implement shed/workshop, pop-up sprinklers, chicken run; an all-round wonderful package. Looking for some space or a tree change? Here's your chance! To be offered by Public Auction, Friday May 10th, 2024 at 4pm on Site. 10% Deposit on the fall of the hammer balance at settlement June 28th 2024. RLA153432