

**191 Martin Road, Concordia, SA 5118**



**Sold House**

Friday, 11 August 2023

191 Martin Road, Concordia, SA 5118

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 56 m2**

**Type: House**



Sheridan Huddy  
0435011267

**\$1,577,500**

Team Pratt are proud to present 191 Martin Road, Concordia! Offering a rare opportunity for agricultural investors or developers to secure 140 acres (approx.) situated at the doorstep of the renowned Barossa Valley. With 6 main paddocks, the potential for property expansion, cropping and grazing production, sub development (STCC), or simply a hobby farm is at your fingertips. The fencing being that of post and cyclone, separate the paddocks, with refurbished shedding being an additional benefit of the property itself. There is a charming 1880's stone cottage that overlooks expansive views of the rolling paddocks below, being the perfect spot to relax and enjoy the serenity surrounding you. Comprising a simplistic floor plan, the opportunity to upgrade and add your own personal touch to have your dream home or getaway house is appealing! Being located only 4km\* from Gawler, 7km\* to the Sturt Highway and 14km\* to Lyndoch, you are positioned on your own oasis while still remaining close to suburbia. The opportunity to acquire 140 acres (approx.) in Concordia is one we encourage you not to miss, we welcome your inspection. Features: • 140 acres of red clay over lime soil, ideal for cropping or grazing • Mains water connected to property • Generator power system • 6 Paddocks separated by post and cyclone fencing, including; • The 'Gawler Paddock', being 20 acres (approx.) facing South West • The 'Gawler Creek Paddock', usually having native grasses that grow • The 'Driveway Paddock' 7-10 acres (approx.) • The 'Hay Paddock', 7 acres (approx.) usually where the hay is harvested • 'Noby Hill', 24 acres (approx.) • The 'Tower Paddock', 50 acres (approx.), where the power tower stands • Rustic 1880's cottage, featuring 3 bedrooms, a kitchen, dining and formal living room More Info: Built: 1880 House - 135 m2 (approx.) Land - 140 acres (approx.) Zoned - Ru - Rural \\ Council - Barossa This property will be going to Auction unless SOLD prior, to register your interest please phone Darren Pratt 0428 881 406 or Sheridan Huddy on 0435 011 267. For a copy of the Information Memorandum outlining further information regarding the property, please contact the Ray White Barossa Valley | Two Wells office. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373\* Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.