

191 Mattners Road, Balhannah, SA 5242



Residential Land For Sale

Monday, 25 December 2023

191 Mattners Road, Balhannah, SA 5242

Area: 30 m2

Type: Residential Land



DeeAnne Hunt
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EOI closing 8th Jan 2024 USP

Dream big with this rare offering of a magical land holding in a tightly held Balhannah location. Productive land, magnificent views, peace and tranquility. Start 2024 right by securing this piece of Adelaide Hills paradise. Start planning your Grand design as this parcel of land warrants something special. The 30 hectare property is well set up to run cattle and a modest flock of sheep. With 4 dams and a winter creek, care has been taken to replant and fence the water course and to take into consideration Summer and Winter grazing. Fenced to 9 paddocks, laneways make stock movement easy. There is a good set of yards, including crush and ramp. The shed has a concrete floor and its 2 tanks are both sited on concrete pads. The location is ideal, easy access back to main roads but in a quiet location with little passing traffic you are still just minutes to Balhannah or Littlehampton with accessibility to the freeway. Whether you are a city slicker who craves a country life or a farmer looking to downsize, or you just desire a few more acres as an investment, don't miss this opportunity. 191 Mattner Road, Balhannah at a glance 74.38 acres / 30.10 ha Fenced to 9 paddocks with laneways Cattle yards with Crush and loading ramp 12m x 7m x 3m Colorbond shed with concrete floor 2x 5000 gallon Rainwater tanks plus header tank for dam water 4 Dams 7.2 meg water lic Excellent Pasture management history Stunning house sites with far reaching views Council approval to build a house as well as driveway access Adelaide Hills Council Zoned primary production