

217 Nunn Road, Myponga, SA 5202



Sold Acreage

Friday, 1 September 2023

217 Nunn Road, Myponga, SA 5202

Bedrooms: 3

Bathrooms: 2

Area: 176 m2

Type: Acreage

\$2,250,000

NOW UNDER CONTRACT!"Farm View" - 217 Nunn Road, Myponga, is a beautifully positioned property that is privy to exquisite panoramic rural views through to Gulf St Vincent and located just outside of the rural village of Myponga, South Australia. A visually stunning location that is so close to all that is on offer on the fabulous Fleurieu Peninsula. Just over the hill from the Southern Vales including McLaren Vale and Willunga with all the Restaurants and Wineries that are on offer. Minutes to Silver Sands, Sellicks, and Myponga beaches adjacent to the tourist trail to Kangaroo Island, what a special location and all within 50 minutes to the CBD of Adelaide. This 176.2 Hectare gem of Prime High Rainfall Grazing is visually stunning and abounds with wildlife, winter creek systems and abundant dam waters. The property is in excellent heart and is testament to the existing custodians of the property. A rare find indeed with a most secluded location and homestead yet so close to everything that is important in life. Just 65km to the Adelaide CBD.

The HomesteadThe contemporary single-story homestead was built in 2021 - carefully designed to bring the outside in, and with relaxing and inviting décor throughout. A key aspect of the home is the breathtaking views, in all directions and from every room - and the main homestead combined with the guest quarters can accommodate up to 12 with comfort. The stunning open-plan living and entertaining area is the central heart of the home, with floor-to-ceiling sliding doors opening out to the extensive balcony, making a seamless transition to alfresco living. The stylish kitchen is fully equipped with stainless steel appliances and has been designed with ample bench space for the 'home chef' to enjoy. The kitchen blends seamlessly into the large open-plan living area, complete with a homely, wood-fired combustion heater. The main homestead contains 3 spacious bedrooms along with 2 bathrooms. The large guest quarters are positioned in the perfect location, with a private entrance and separate bathroom. Outdoor features include a fire pit perfect for those chilly nights, perhaps roasting marshmallows - as well as a tennis/basketball court.

The PropertyCurrently a combination of beef breeding enterprise and rural accommodation the property has flexibility and income streams to offer diversity to any new owner. The pristine native vegetation areas offer a plethora of walking and hiking trails to witness the abundant native animals and bird life. Beautifully watered the property contains multiple dams and every paddock is watered by solar bore and pump to a concrete trough in every paddock. Features include cattle yards, shearing shed (two stand), implement sheds, old cottage, concrete animal shedding, a concrete water trough in every paddock connected to solar pump and bore. The fencing is in excellent condition. Running between 50 and 66 future breeding cattle the property offers a diversity of future pursuits.

Myponga DistrictBeaches, walking trails, wineries, and restaurants all within easy reach. The Fleurieu Peninsula is a true Mediterranean climate of cool wet winters and dry warm summers in this agricultural diverse and highly productive area. Beef cattle, prime lambs, dairy cattle, strawberries, black berries, and cherries. Flowers, vegetables, goats, and alpacas are all part of the agricultural pursuits of the area. Prime High Rainfall grazing and so close to Adelaide.

DetailsC.T. Volume 5506 Folio 150 Section 73 Hundred: Myponga Zone: Primary Production Council area: Yankalilla Council rates (inc. levy): \$4,277.43 per annum approx. Land area: 176.2 Ha (435.39 Acres) Best Offers closing 12pm Wednesday 20th September 2023 (unless sold prior).