

235 Woodlands Road, Yahl, SA 5291



Lifestyle For Sale

Friday, 17 May 2024

235 Woodlands Road, Yahl, SA 5291

Bedrooms: 3

Parkings: 6

Area: 40 m2

Type: Lifestyle



Scott Miller
0887231066

Expressions of Interest close 4pm 21/6/24

Ideally placed in the Yahl district, this 100 Acre property divided into 2 titles is well balanced farmland with added improvements. Lot 1 – 40 Acres (16Ha) This modern home (built by Empak approx. 1998) offers 3 bedrooms, main with walk in robe and two-way bathroom plus office or 4th bedroom, giving you another option. Open plan kitchen/dining and living features slow combustion heating as well as gas heating and an updated kitchen with walk in pantry, gas oven and dishwasher. A formal lounge with dual access and bay window completes the home adding another space to unwind. A large, paved pergola acts as a dual carport under the main roof with convenient side door access directly into the huge pantry. As well as this there is a substantial 7.5m x 9m detached rumpus room which adds all the options for entertaining or using as a separate residence. Manicured gardens surround the house and are complimented with boxed vegetable gardens, a fruit orchard and chook yard with the house being supplied by 2x 22,700Ltr rainwater tanks which are backed up by bore- water should never be an issue. 5 bay Galvanised shed (approx. 18x10.5m) with Mezzanine floor acts as an old granny flat with kitchen, bedroom and bathroom. A 13.2kw solar system, containing 36 solar panels are fixed to the shed roof offering discounted power rates with 3 phase power also being available at the shed. Sectioned into 4 main paddocks all with water and with 3 of them sown with Lucerne featuring galvanised cattle yards, crush and ramp these paddocks can be irrigated by the irrigation bore and the Monsoon Reel and Irrigator. Well established tree lines polish this property off. Lot 2 – 60 Acres (24Ha) The Southern 60 acres with central laneway, and six divided watered paddocks are backed up by a solar pump and gravity fed poly tank. A central fenced off hay shed compliments the property along with a good super history, established tree breaks and tidy fencing. This 60 acres would be a good starter block or would suit existing holdings. In conclusion the two titles of 40 Acres (Lot 1) and 60 Acres (Lot 2) will be offered separately or combine them as the current Vendor has done.