

24 Justin Road, The Range, SA 5172



Acreage For Sale

Tuesday, 28 May 2024

24 Justin Road, The Range, SA 5172

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 27 m2

Type: Acreage



Nick van Vliet
0416088556



John Lewis
0429130444

Contact Agent

Offers Close Tue, 18th June - 3pm (usp) Discover Rangeview Estate; Located a short 10-minute trip to McLaren Vale Township, on the border of the Adelaide Hills & McLaren Vale GI wine regions is this extraordinary 68 acre lifestyle property. Featuring a spacious & light-filled New England Country home with magnificent views of picturesque, landscaped gardens & country views from generous windows & French doors, opening on to the wrap around verandah. The current owners have invested significant capital over the previous two years to ensure the entire property & home are up to an impeccable standard. A full inventory of recent upgrades completed are available on request. The home boasts 3 metre ceilings, freshly polished Cypress pine floorboards, a vast open plan living/dining/ kitchen with a separate second living room, housing a slow combustion wood fire. Also included are 4 spacious bedrooms & 2 generous bathrooms, providing ample space for comfortable living. Outdoors includes a large fenced lawn space as well as a 10m x 10m basketball court. Embrace a true country lifestyle property with vineyards, expansive grazing paddocks, multiple vegetable plots, over 40 fruit trees, chooks, & an abundance of shedding. The property also boasts 3 dams, including a large lily-filled dam & a newly equipped bore with a 32ML water licence, ensuring a reliable water supply for all your needs. Nestled in a secluded and private setting, this idyllic estate offers the perfect blend of tranquillity & accessibility, making it an ideal retreat for those seeking a peaceful, yet connected lifestyle. Whether you're looking to nurture the vineyard, enjoy equestrian pursuits, or simply relish the beauty of the countryside, Rangeview Estate promises an unparalleled living experience.

What we love about the property: Home: • Home is freshly painted & move in ready, with garden and countryside views from every window • 3 metre high ceilings create an airy & hardy cypress pine flooring throughout, carpet to separate living room and 2 bedrooms • The hub of the home is the enormous open plan kitchen/living/dining area with several sets of French doors to infuse the space with natural light • Kitchen features granite benchtops, an iconic Stanley wood burning cooktop/oven with a hot water jacket & a handy firewood wood chute for loading firewood from outdoors. Smeg appliances including induction cooktop, electric oven, range hood & Miele dishwasher, plus the included island bench with cypress pine top for additional benchtop space & breakfast bar • Huge walk-in country style larder with loads of cupboard space • Second living room is a separate space to relax with a wine or whisky by the slow combustion wood heater • Main bedroom boasts twin French doors that open to stunning country views. Large walk-in robe providing ample storage space for wardrobe essentials • Spacious ensuite with ample natural light, large corner shower, stylish vanity & toilet • Bedroom 2, 3 & 4 all generous size, one with a built-in robe and carpet, the others with cypress pine flooring • Large family bathroom with black & white tiled floor, inset bath with space for your glass of wine, luxurious shower, vanity & toilet • Huge laundry with under bench & overhead cupboard storage plus broom cupboard • Home built in 2003, steel framed brick veneer

Outdoors; • Wide verandah surrounds the home, enjoy stunning views over the gums, vineyards & rolling hills • Large lawned area north & south of the home for kids and pets to enjoy, flanked by magnificent magnolia trees & fruit orchard • 10m x 10m basketball court for fun & fitness right at your doorstep • 4 Hectare Vineyard comprising of 1.36 ha Chardonnay (grafted) & 2.62 Pinot Noir recently planted, with trellising in place for additional 5.4 hectares. • Raised vegetable gardens & extensive free range chook area for fresh eggs & additional vegetable growing area adequate for a small market garden • Huge 17x9x5m shed, 15x6m shed with 3m wide full length verandah to one side and rear, plus 12x6m shed with 6x6m carport, all with concrete floor power/lights, several with 3 phase, 2 with bathroom provision with septic tank and water nearby • Majority external & all internal new fencing for livestock • 8x3m Green house for winter vegetable growing • The winter creek flows into the large, picturesque dam filled with trout, the ultimate place to relax & unwind with a picnic lunch • Second dam with silver perch for the keen fisherman • Several sites prepared for POD accommodation • Vineyard & property IM available

Services; • Mains power connected, 3 phase to home, sheds and bore • 10kw solar system • Approx 300KL water storage • Soakage septic system • Starlink internet available • Updated Daiken ducted & zoned reverse cycle heating and cooling • New bore with massive 30,000L/H flow • Water licence 26ML underground, 5.88ML surface • Auto irrigation to vineyard (phone operated), lawned areas and drippers to vegetable beds & hot house • Fire protection system on home • Solar hot water service with electric boost • Perimeter termite barrier system

Envision the endless possibilities that await you in this extraordinary property. With an endless water supply and its very own vineyard, this home offers a rare blend of luxury & self-sufficiency. Don't miss the opportunity to own this extraordinary piece of paradise & unlock the door to your dream lifestyle just 1 hour from Adelaide. Come and check it out, you're going to love it! All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate.

Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their