

# 255B Yundi Road, Yundi, SA 5172

## Sold Acreage

Monday, 23 October 2023

255B Yundi Road, Yundi, SA 5172

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 39 m2**

**Type: Acreage**



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**\$1,200,000**

Welcome to your rural oasis, where the possibilities are as vast as the 97 acres of grazing land that stretches before you. You'll be captivated by the picturesque countryside that surrounds you. Gently undulating and well-pastured land, 12 paddocks at your disposal, the possibilities for livestock or farming here are endless. There's ample shedding for your equipment, and even 3 phase power to the workshop. You'll have access to a spring-fed dam, plus a well with 4,160KL water license, complete with a disused windmill connected to a 5000 Gallon water tank, ensuring a reliable and sustainable water supply. The 1950's 3 bedroom, 1 bathroom home presents the opportunity for renovation, though most buyers may see it only as temporary accommodation, so long as all the family is prepared to rough it for a while. More likely, your vision leans towards a grand and contemporary design, detonate the existing structure and build your dream home! Imagine waking up to stunning rural views from every window, customising every detail to fit your desires! This property offers the perfect canvas to realise your dream rural lifestyle. Your very own country getaway, a piece of paradise to escape the hustle and bustle of city life.

**What We Love About The Property;**

- Stunning surrounding rural views can be lapped up from all
- The endless possibilities for livestock or farming
- Ample shedding and storage for your ambitious projects
- The option to renovate or build your dream grand design
- Home has generous living room with cosy fireplace
- Extra living space or dining room
- Rustic kitchen with electric cooker and large picture windows over the sink
- 3 bedrooms
- Bathroom with shower, bath, vanity and toilet
- Spacious laundry with concrete trough and access through to the bathroom and kitchen
- Abundant bird and wildlife, skippy will be your new best friend
- Peace, quiet and serenity, a real escape from suburbia, without being too far from civilization
- Plenty of grazing for a selection of livestock

**Services;**

- Single Phase power to home
- 3 Phase power to workshop
- Septic system (please be advise likely needs some upgrading)
- 4,160KL water license
- Spring fed dam
- Disused windmill and well connected to tank
- 5000 Gallon (approx) concrete poly rainwater tank with electric pump - feeds to the home via small heard tank
- Electric hot water service
- School bus nearby

**Location;**

- Yundi is a hidden rural gem located in the heart of the Fleurieu Peninsula
- 5 minutes to Mount Compass
- 10 minutes to Willunga
- 30 minutes to Victor Harbor and the spectacular Alexandrina region
- A comfortable hour's drive into Adelaide

This property offers endless opportunities to renovate or build your dream grand design home with the ultimate rural lifestyle and breathtaking views that will enchant you every day. Don't miss this chance to create your own country haven. Contact us today to explore the endless potential that this rural property has to offer. Your dream begins here. Come and check it out, your gonna love it!

**Certificate of Title - 5493/777**  
**Council - Alexandrina**  
**Zoning - PRuL - Productive Rural Landscape**  
**Year Built - 1940**  
**Land Size - 97 Acres**  
**Total Build area - tba**  
**Council Rates - tba**  
**Emergency Services Levy - \$84.00 pa**  
**OUWENS CASSERLY - MAKE IT HAPPEN™**  
**RLA 275403**