

298 Brooks Road, Clarendon, SA 5157



Other For Sale

Wednesday, 29 May 2024

298 Brooks Road, Clarendon, SA 5157

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 81 m2

Type: Other



Ross Coleman
0885503300

BEST OFFERS by 5pm July 19 (Guide \$4.5m) - USP

BEST OFFERS - PRICE GUIDE around \$4.5m It doesn't get too much better than the beauty, luxury, seclusion and tranquility encapsulated by this distinguished and exceptional rural estate! This property presents an exceptional lifestyle and it will surely command a great deal of attention from a wide market. The exquisite large renovated (single story) modern family lifestyle homestead overlooks the secluded 81.4ha (approx. 200 acres) of fertile prime grazing property, that is set within the majestic gum tree studded countryside and pockets of remnant native scrub. The property boundary includes around 2.5km of Onkaparinga River frontage that is prominent within the commanding ever-changing vistas of the rolling countryside across and beyond the property that will surely captivate and relax you. Since the November 2022 purchase of the property by the current owners, the original c1997 rammed earth solid-walled homestead and its outdoor environment have undergone significant quality remodelling, renovations and upgrading, as part of the owners' labour of love to establish a modern rural-lifestyle estate with quality appointments and the effortless merging of indoor and outdoor living spaces that connects family and visitors with the beautiful views of the landscape. The renovations were expertly designed to capitalize on the many advantages of original rammed earth solid wall construction and the high cathedral-style ceilings of family homestead; e.g. superior thermal mass, temperature and noise control, strength and durability, low maintenance, fire proofing and pest deterrence. A beautiful private, relaxing and quality retreat is the first impression you will get as you drive up to it along its private driveway from Brooks Road. The result has been an exceptional quality homestead that covers (approx.) 400sqm UMR, including the garage and the verandas. The renovation has been comprehensive and only the best quality modern materials and appointments have been used. Some of the enhancements to mention but a few; Indoors: • Fully painted inside and out • Plasterboard cladding to many of the original internal bare-finish rammed earth walls • New floor coverings throughout the homestead • New modern marble-top kitchen with quality appliances • New butlers pantry • New laundry/mud room with 3rd toilet • New built-in fireplace with feature stone wall in living area • New split RC air-conditioner in living area • New ceiling fans and lighting throughout • New curtains and blinds throughout • Both bathrooms renovated with high-quality tiles and appointments • New front entrance with sunroom • and much more! Outdoors: • Fully landscaped around the homestead, including extensive retaining walls • New circular driveway • Establishment of low maintenance lawns and gardens • Concrete pathways laid in the front & around the western side of the homestead • Tiled area at rear of house's new outdoor living area • New arbours built in the front and rear • New plunge pool with compliant glass pool fence • New deck enclosed by glass fence • and much more! Other features; • Good quality fencing • Work/storage shed • Implement/hay shed • Prime land for animal grazing • Troughs in paddocks • Cattle yards with crush • 20,000gal (approx..90,000L) concrete rainwater tank to supply the homestead • 16,000gal (approx..72,000L) rainwater storage in 3 additional rainwater tanks • Bore – connected to stock troughs & automatic irrigation of lawns and gardens • 1.8kW (approx.) solar system on work shed roof • Mains power and NBN Wifi connected • Vegi gardens & chicken coop Sure to be of particular interest to many is the scope for potential income streams from the property, if required/desired; • Continue with the existing agistment agreement with neighbouring farmers for the grazing of their cattle, and their management and maintenance of the property. • OR, establish and manage your own cattle herd and animal production enterprise. • Continue with the Development Applications process for (1) ancillary accommodation detached from the homestead and (2) tourist accommodation near the river. These are intended for the property owners to take financial advantage of the burgeoning rental market and tourism in the region. The property offers a secluded and tranquil lifestyle, yet it is only around 5 minutes to Clarendon township's school, general store/post office, bakery, hotel and restaurants, and only around 20 minutes to the main local shopping and service towns of McLaren Vale and Morphet Vale & Reynella. Adelaide and the airport are only around 45 comfortable minutes away by car. Call Ross Coleman on 0427 836 733 with any queries, and/or if you would like a copy of the Information Memorandum that includes the list of everything that has been completed at the property emailed to you. Watch the listing for the upcoming open inspections. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833