

# 3111 Eden Valley Road, Mount Pleasant, SA 5235



## Sold House

Saturday, 25 November 2023

3111 Eden Valley Road, Mount Pleasant, SA 5235

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 8 m2**

**Type: House**



Richard Inwood

0885682309

**\$1,340,000**

Best offer by 31st July 2023 (unless sold prior). Exceptional country residence on 8.09 Ha. Architecturally designed home. Style and quality. Expansive shedding. Your income generating country property and residence awaits. Situated on the outskirts of Mount Pleasant, South Australia, a wonderful country town with that real sense of community, where relationships matter. Architecturally designed and built in 2002, 3111 Eden Valley Road offer's an exceptional, large country home on rare 20-acre block with a myriad of commercial standard sheds. Opportunities for business and a wonderful country lifestyle abound at 3111 Eden Valley Road. Property was originally developed to supply quality vine root stock to vineyard owners throughout South Australia. There is an extensive list of infrastructure and improvements in place to cater for numerous horticultural, nursery, equestrian, storage, agriculture, veterinarian, cellar door and many other business activities. 13.3kW solar system, three-phase power. The property has two-road frontages with sealed road access and separate access for heavy vehicles. Vermin proof fencing and quality irrigation is established across 3.39ha and 1.3ha of trellising is in place for root stock and a successful hops trial area. The sheds are well positioned ensuring the house and farming operations are segregated. The home is set back off the road with 2 acres of sweeping lawns, private parkland and an ornamental dam. The main living, kitchen and dining areas have cathedral ceilings providing that genuine sense of space, luxury and light. Separate formal sitting and bedrooms all radiate off the main living area. An impressive cellar is in place along with a fourth bedroom (or large storage area) in an attic which is accessed by an ingenious set of fold down steps. 3111 Eden Valley Road is perfectly located to cater for those seeking a genuine rural lifestyle with an income all within easy reach of Adelaide, The Barossa and The Adelaide Hills. Your country residence with a multitude of business opportunities awaits. Shedding: 70' x 40' steel framed industrial shed, insulated, concrete floor, 3 phase power, lighting 30' x 13' commercial grade cold room 30' x 13' commercial grade hot or cold room 90' x 15' attached lean to with concrete floor 40' x 20' front shelter with high clearance 2 x 90' x 40' steel framed, horticulture strength poly carb walls and fiberglass roof with gas heating, exhaust/circulation fans and irrigation system 40' x 30' mist propagation shed 20' x 20' Galv. Iron shed 35' x 22' high clearance hay or implement shed 47' x 220' shade shelter ideal for nursery 2000 Lt LPG bulk tank Small shed used for diesel fuel tank Semi-trailer access via second property access Office - 4 room timber frame office with toilet & air conditioned