

# 337 Barabba Road, Mallala, SA 5502

## Sold Acreage

Saturday, 23 December 2023

337 Barabba Road, Mallala, SA 5502

Bedrooms: 4

Bathrooms: 2

Area: 33 m<sup>2</sup>

Type: Acreage



Christopher Hurst  
0412897020

**\$1,500,000**

Located just a short 45 minute drive from Adelaide and the Northern suburbs this property has been superbly established with infrastructure in place that needs to be seen to be appreciated. Rarely do properties like this come on the market. This property has been built and owned by it's original owners as an agistment property for the spelling of racehorses and standard breads which could enable the new owners to earn an excellent income from the property with 22 individual irrigated paddocks with quality partial concrete shelters and raceways with all galvanised posts with electric fencing for the horses safety and low maintenance. Some of S.A great trainers to utilise the property include Ted Cameron, Jim Smith, Gary Kennewell, Geoff Webster, George Smith and Eric Mosgrove. The owners have been thoughtful of building a low maintenance property that could be used for many purposes including horse training, adjustment, breeding, growing lucerne and hay and numerous other agricultural pursuits. The 4 bedroom home has been beautifully upgraded with a lovely kitchen complete with stone bench tops, a Smeg cooker, walk in pantry, an open plan living area, renovated ensuite to the main bedroom, a huge games rooms, and lots of features like polished solid timber floors, high ceilings, alarm, ducted air conditioning, slow combustion heater and lots of built in cupboards. Outside you will find an expansive outdoor entertaining area with cafe blinds and a bar that makes for a fantastic entertaining area, a flood lit tennis court, plus there is a freestanding granny flat/teenage retreat complete with a kitchen/bathroom, bedroom and living area. Some of the endless list of features of the property include:- 22 individual irrigated paddocks with shelters - 6 Stable block with centre breezeway- 3 stallion stables with walk out yards and irrigated paddocks - Round Yard- Crush- 9 Bay implement shed - Extra high 3 bays implement shed - Hay shed - Tack room/feed room- Huge approx. 80x20 shed- Several carports- 3 Dog runs with Colourbond lockable sheds - Bore fed dam - Dam irrigates property- Irrigation and sprinklers plus uprights to whole property- Irrigated gardens and lawns- 4 Rainwater tanks - Mains water- 40 - 45 Acres crop, currently share farmed As you can see by the photos the property has been established to a standard rarely seen and I have no doubt it will impress you. All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.