

# 3391 Range Road, Back Valley, SA 5211

## Sold Other

Tuesday, 15 August 2023

3391 Range Road, Back Valley, SA 5211

Area: 23 m2

Type: Other



Bonnie Willsmore



Jeremy Parsons  
0417891472

**\$1,020,000**

This picturesque lifestyle holding is tucked away in a stunning location nestled amongst the ancient gums and rolling hills of the southern Fleurieu Peninsula. The property offers one lucky buyer the chance to secure a blank canvas in a beautiful rural setting with endless opportunities for those seeking to live the country life with all amenities close by. Comprising of 23.11ha (57 acres) this is a truly unique and special property that will have nature lovers in their element, with endless hours of exploring to do through the pristine native Australian bushland that is abundant of wildlife, prolific bird life and fresh country air. Portion of the land contains a natural heritage agreement that ensures the long term sustainability of the native bushland, but also permits you to collect as much firewood as you require. There is plenty of clear grazing land (approx. 15 acres suitable for hay) to serve your own hobby farm and run some livestock if that is your desire. Water is available from two dams that service the property, with a pump system, irrigation and holding tanks already in place. An elevated house site has already been established for your convenience and affords breathtaking rural views from every angle, as well as providing a peaceful, secure location in which to build a family home to suit your lifestyle. Imagine a cosy combustion fireplace to keep you warm in the winter months while you sit back, relax and watch the world go by. A sense of arriving home can be embraced when entering your new property through the electric gates that operate from a security keypad and a quality driveway leads to the house site. An extensive array of structural improvements has been developed on the property including good fencing (new in the top paddocks), cattle yards and a multitude of sheds and workshops, and can be summarised as follows; Shed 1: 6x6mtr garage with roller door and concrete floor, mains power and an 8000L rainwater tank. Shed 2: Currently used as a workshop. 7x6.5mtr with approx. 3mtr door height. 22,500L rainwater tank filled from the roof, also gravity fed from the holding tank in the paddock if required. Shed 3: 16x8mtr 4 bay shed. Powered by solar panels. A studio style weekend retreat has also been fitted out in this shed and has been built to include a kitchenette, running water and combustion fireplace. 130,000L steel tank filled by underground pipes from the shed. Shed 4: 15x7.5mtr 5 bay shed, approx. 3.6mtr clearance. Perfect for storing machinery or farming equipment. A self-sufficient lifestyle growing and harvesting your own fresh produce is more than achievable here and is already under way with a fully irrigated fruit and nut orchard of approx. 50 trees plus 100 olive trees already thriving. There is ample space to assemble a vegetable garden and home a few chooks.