

3828 Range Road, Waitpinga, SA 5211

Sold Lifestyle

Monday, 9 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 46 m2

Type: Lifestyle



Carly Schilling

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Contact agent

Welcome to this stunning country residence nestled on 116 acres of picturesque land, perfect for grazing, hay production and even has an olive plantation. This impressive property has been in the same family for 27 years and boasts all the features needed for a tranquil and idyllic country lifestyle. The land comprises of 9 well fenced paddocks, stock yards, implement sheds and some horse stables, tree belts, 4 dams dotted around the property plus a bore and water license, water will never be in short supply. The residence boasts 4 bedrooms, 2 bathrooms, 2 spacious living rooms, carport plus an outdoor entertaining area. Only 9 minutes to the heart of Victor Harbor, you will feel like you are miles away but conveniently so close to all township facilities. Floor plan comprising of • Open Kitchen / living / dining with sliding door outside, ceiling fan, connection for gas heater • Country kitchen has wall oven, 900mm gas cooktop, dishwasher, breakfast bar, built in pantry and lovely outlook • Spacious front living area with cozy combustion fire, lots of windows letting in natural light, ceiling fans & sliding doors out to back entertaining area • Master bedroom with built in robes, fan, and light and bright ensuite and TV point • 3 additional bedrooms, perfect for a growing family or guests • Central main bathroom has modern fixtures and fittings with floor to ceiling tiles, deep bath, shower, separate W/C and laundry area • Brilliant under cover and paved outdoor entertaining area • Double carport, plenty of parking for multiple vehicles and easy turn around driveway • Native low maintenance gardens with established trees and shrubbery makes it a haven for birdlife. Lawned area for kids and pets to play and fire pit for toasting marshmallows and getting together with loved ones under the starry sky Farmland comprising of: • 4 dams and a bore which not only provide ample water for the land but also offer a serene backdrop to the surrounding natural beauty • Nine spacious paddocks are thoughtfully designed, providing flexibility for livestock rotation and management. Whether you have horses, cattle, or sheep, the paddocks are perfect for grazing and offer a safe and secure environment for your animals. All paddocks have troughs and are well fenced • Cattle/sheep yards • The owners currently crop hay on approximately 50 acres and produce 200 round bales and 400-500 small squares per annum • 7-8 acres olive plantation, which in 2018 owners won small growers award for the olive oil produced • The property also features excellent shedding facilities, making it ideal for those with farming, equestrian, or trade requirements. The shedding provides ample space for storage, machinery, or can be easily converted to suit your specific needs. 3 internal stables in the shed makes it ideal for horse lovers • Currently there are 12 cows and 30 sheep run on the land. This number could certainly be increased if desired • Stock, plant and equipment can be negotiated with the sale which would make this farming property turn key • Property is run on rain water with 57,000L approx • Bore has a 17 Megaliter approx water license which can also be negotiated with the sale Conveniently located just a short distance from the charming coastal town of Victor Harbor, it showcases the best of both worlds - the peace and tranquility of rural living combined with the amenities, shops, and services within easy reach. If you are seeking a country residence with abundant grazing opportunities, ample water supply, versatile paddocks, and excellent shedding, this property ticks all the boxes. Don't miss the chance to experience the beauty and serenity of this remarkable country estate, Contact Carly Schilling on 0439 860 866 for your very own private appointment. Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Harcourts South Coast will not accept any responsibility should any details prove to be incomplete or incorrect.