

**388 Forktree Road, Myponga Beach, SA 5202**

**HARRIS**

**Acreage For Sale**

Friday, 12 April 2024

388 Forktree Road, Myponga Beach, SA 5202

**Bedrooms: 4**

**Bathrooms: 4**

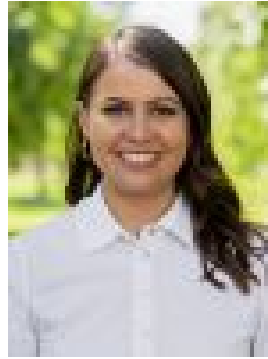
**Parkings: 6**

**Area: 189 m2**

**Type: Acreage**



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## Contact Agent

Best offers by 12noon Wednesday 8th May (unless sold prior)What a diversion. For the nature buff, farmer, those inspired by artisanal fare, or simply to bask in an alfresco sunset glow on the doorstep of a high-spec Metricon home with sea-viewing elevation...These 469.25 acres (approx) are where your new paddock to plate, off-grid lifestyle lies. One minute you'll spot Yorke Peninsula's Edithburgh ahead, the next you'll spy Mount Lofty's TV towers behind you; and from your gated and graded 1km driveway, is a 5-minute sojourn to the Myponga Reservoir trails. Leaving the lightest footprint on its picturesque landscape, the colossal 5-bedroom home is bolstered by 11.4kW of solar, a 15kva generator, wood fire warmth, 60,000 gallons of rainwater, 3 dams, a natural spring, and zero reason to change a thing. Less is more. It's also the name of its farm shop, treating tourists to wine and cheese, cocktails and pizza all washed down with monumental views; you could adopt the same paddock-to-plate philosophy. Farmed, home-grown, wood-fired, fresh, or freshly caught - you name it, your completely self-sufficient, off-grid efficiency will support your bottom line where events can spill into gum-studded surrounds, under festoon lights, on a picnic rug, or in the designated cellar door/café space created to seat a crowd. With infrastructure for livestock or commercial ventures, perhaps you'll take it further with farm stays, functions, a cellar door, or share your luxurious comforts with those who'll take the scenic 1-hour drive south of Adelaide for a taste of this idyllic lifestyle. Experiment. Or simply experience it. As a family home, life will entail sublime indoor/outdoor entertaining, two pizza ovens - one in the all-weather alfresco, one in the garden - and a colossal footprint of 3 living zones, up to 5 bedrooms, plus a master wing left indulgently alone to align with a study/parent's retreat. With rural or sea views from every room, you'll converge on the kitchen centrepiece where hosting in sunlit style is a virtue from its alfresco servery, 3m island, vintage and stainless grand-scale cookers, plus a substantial butler's wing in full catering support. Set between Carrickalinga and Sellicks Beach, where shouldering hills dip into the sea beside piercing coves and rocky bays - from where you sit, it's virtually your backyard. Throw caution to the wind, savour the magic of your seclusion, and follow your wanderlust for an exciting new world...There's so much to consider: Idyllic off-grid lifestyle on 469 acres (approx) 2013-built Metricon Homes design Spacious separate master wing with ensuite, WIR & retreat/study Bedroom 2 with WIRR7 insulation to rumpus/5th bedroom - ideal for home theatre use Entertainer's kitchen with a 3m island, dual ovens & butler's wing Energy-efficient LED lighting throughout Ziptrak café blinds to the enormous alfresco Nectre combustion fire that warms the entire home 11.4kW solar + 63kW hours of lead-acid battery voltage Honda 15kva backup generator 26m x 12m shedding with pit and attached farm shop/event space/cellar door 60,000 gallons rainwater Dual garage & rear workshop with pit 3 dams + a natural spring Incredible commercial, productive, lifestyle scope Currently running 420 dorpers, 20 cattle & 25 pigs (with scope for more) Cattle yards with crush 9 paddocks Farm shop with approvals for farm shop, processing meat & a liquor license And so much more... Specifications: CT / 6016/465 Council / Yankalilla Zoning / Ru Built / 2013 Land / 469.25A (approx) Council Rates / \$7332pa Emergency Services Levy / \$209.25pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Yankalilla Area School, Myponga P.S, Mount Compass Area School, Victor Harbor H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640