

**39 Hammersmith Drive, Meadows, SA 5201**



**Acreage For Sale**

Thursday, 30 November 2023

39 Hammersmith Drive, Meadows, SA 5201

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 14 m2**

**Type: Acreage**



DeeAnne Hunt  
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## Best Offer by 12th Dec @12noon

Photos coming soon Price Guide \$1.6 million to \$1.75 million Best offers closing 12th December @12noon unless sold prior. Beautifully positioned at the end of a no through road, you can feel the serenity as you come up your tree lined drive. Welcome home to a glorious country life where you are still close to everything but removed from the hustle and bustle. This one owner property is immaculately maintained and presented with the homestead offering all the creature comforts and great entertaining options. A productive grazing property currently running cattle and cut for hay with good shedding, it can still be a lock up and leave lifestyle if you wish to head off with the caravan and see the sights. Abundant birdlife, include a local wedge tail eagle family, yabbies in the dams, plenty of firewood, raised veggie gardens, big gums and good grazing country suitable for cattle, sheep or horses. Make the move to make it yours. At A Glance - 39 Hammersmith Rd, Meadows CT 5844/45 14.87ha/ 36.745 acres C2010 Country Homestead 4 Bedroom + study 5th Bedroom - 3 Living spaces - 2 Bathrooms - 2.7m ceiling height - Double Garage under Main Roof Elevated position with glorious rural views RC/AC plus Slow combustion heater Double Glazing to front of the house Great entertaining decks taking in the views Mains power with 3 phase 6.6kw solar system with 59.6c feed in tariff 5 x 22,500 litre Rainwater storage 1 x 22,500 litre Firewater tank 2 dams - 1 fully equipped Septic tank gas hotwater system Portable cattle yards included with sale crush and bail Fenced to 6 paddocks, currently running Cattle and cut for hay Great access to horse riding trails/ walking trails. 2 road frontages Separate garage/ Workshop 6m x 14m Caravan Carport Farm shed 14m x 4.6m