

410 Glenford Gully Road, Middleton, SA 5213



Other For Sale

Friday, 12 April 2024

410 Glenford Gully Road, Middleton, SA 5213

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 43 m2

Type: Other



Lucas Bradley
0438404492

\$2,000,000 - \$2,200,000

Stunning rural oasis located just moments from both Middleton & Goolwa townships with some of the most scenic and picturesque land you will find on the South Coast, this breathtaking property has something for everyone and is truly special. Offering approx. 107 acres of land that includes a mixture of gently undulating pastoral land, a touch of natural scrub, gum-studded areas, a little bit of pine forest and some of the most amazing sea and coastal views you'll see anywhere, all the way to the Coorong and Lower Lakes. Currently used as a small cattle farm, the property has been lovingly cared for by the current owner for decades and you can definitely see the love that has gone into it from every aspect. Here is a snapshot of what is on offer: The House Built in 1999 and impeccably presented, the home offers 4 generous sized bedrooms (or 3 and a dedicated office), master with BI Robe and ensuite with double vanity. Inviting formal and informal living areas including the spacious rear family room with cosy combustion heater taking in the beautiful tree-studded countryside to the rear. Well-equipped country style kitchen while still including all the mod cons with gas cooktop, integrated dishwasher and large WI Pantry. Guest's 3-way bathroom with bath, separate vanity and separate toilet plus generous laundry too. Step on outside to the paved gable roof pergola, again taking in the manicured lawns, gardens and native plants (that are all on reticulation). The Land Approx 107 acres of gently rolling hills divided into 6 paddocks plus the main house yard. All paddocks include troughs for stock. The Northwestern corner offers a picturesque portion of native scrub, a place to enjoy campfires, entertain family and friends or simply enjoy some relaxation in the bush. The Northeastern corner offers a quintessential Australian feel, dotted with gum trees then a smaller pine forest area to the West that is home to a beautiful mob of Kangaroos. The Southeastern pocket enjoys the most amazing panoramic views over the southern ocean, along the coastline to Goolwa and beyond to the Coorong, Lake Alexandrina and further, truly breathtaking! The remainder of the land (and the majority) comprises lush fertile grazing land the stock simply love. Wherever you are on the property, there is something different yet every bit of it as pretty as the next. The Additional Extras Excellent fencing, diligently maintained to all boundaries and internal paddocks as well as being electrified Cattle holding yards and loading facilities 6m x 9m workshop / storage space plus single lock-up garage at the house 3 sheds being hay shed, implement shed and lockable 3-bay storage shed 1 dam holding ample water supply Bore to a 10,000GL concrete header tank servicing the property + 10,000GL of rainwater 5 stock watering troughs Fire pump and sprinklers to the house Underground mains power supply to the home Positioned less than 4km to Middleton and less than 10km to Goolwa and all the amenities you need, including shopping, schools, medical and dining / entertainment options. A versatile property suited to many uses, whether you're looking for a rural lifestyle to enjoy everyday or a wonderful weekend retreat the family can escape to, you will absolutely love the serenity, the setting and the lifestyle.