

**47 Woolshed Road, Mount Torrens, SA 5244**

**ADCOCK**

**Acreage For Sale**

Tuesday, 9 April 2024

47 Woolshed Road, Mount Torrens, SA 5244

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 21 m2**

**Type: Acreage**



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## Best Offers By Tues 23rd April at 11am

Very few rural properties can rival the calibre of this 2010 design enraptured by 21 scenic hectares and the inconceivable gift of 270-degree hills, vine, and valley views. Little wonder it's hosted bridal parties, weddings, yoga retreats and Airbnb stays, and while it presently leases part of the land for native flower growing, you can run cattle and entertain simultaneously. From its looks to its epic lifestyle goods – this is special. Yet you needn't be an entrepreneur to admire the 24kW of solar, the shedding, cattle yards, dam, water licence and some 22,500-gallon rainwater capacity; the substantial 5-bedroom residence has an energy all its own. Referencing urban-farmhouse style, it showcases recycled bricks from the Adelaide abattoirs and old wool stores, weathered old jetty piers, and industrial light fittings against bold hues; it's a compelling collage, and it starts from the foyer's Jarrah open tread staircase. Downstairs offers a 5th bedroom/media zone, family room, a huge laundry/mudroom, powder room and the host's finest ace: a kitchen clad in Veejay panelling with a Smeg dishwasher and carbon grey toned double ovens, fitting accents to the exposed lintels and rustic timber pylons. Upstairs, more dark hues bring depth to the bedrooms with generous dimensions to carry them. Three lead out to the deck, both upstairs bathrooms immerse you in enormity and a cocoon bath - the master ensuite snaring a view above the bubbles. Naturally, breathtaking vistas layer the full-length verandah and pool, and as they blur into oblivion, you'll wonder if anyone else has this privilege. From the statuesque gums to the rows of vines you know will become the best cool climate drop around – you've got cellar doors everywhere - it'll be all you need to shift your mindset from suburban chaos to barn-style brilliance. Every season is sensational within or beyond its comfort glass. Whether you're playing 8-ball, warrior posing on deck, winding down by the roaring family room fire or the glowing firepit coals under the stars, even the home theatre makes it hard to draw the drapes on the views. The forecast is irrelevant when a glazed atrium weatherproofs your transit between home and garage. For the birdlife, the stillness, and the endless hours you can spend staring into the distance from a home that commands a crowd. Cross the cattle grid to an imposing, one-of-a-kind family lifestyle. Admire a calibre beyond compare: Full-length rear deck for incredible rural views 3m ceiling downstairs | 2.9m upstairs 24.42kW of solar 9m x 4m (approx.) salt-chlorinated pool 2-car garage 2 designer bathrooms + a downstairs powder room Colossal open plan laundry with epic storage Ground floor master with a walk-in dressing robe & luxe ensuite views. Bedrooms 2 & 3 upstairs featuring deck access. Ducted vacuuming & ducted reverse cycle air conditioning Underfloor heating (downstairs) Slow combustion fire with electric fan (in-built American lops slow combustion) Underfloor heated kitchen floor tiles Tinted 'Comfort Glass' Wall insulation + significant insulation between 1st & 2nd floor. Bedroom 1 has a large walk-in robe & ensuite with bath. BIRs to Bedrooms 2, 3 & 4 Undercover entertaining area with café blinds to back verandah Three phase power to the meter box Satellite NBN PROPERTY 21.8Ha (53.8 acres) Fenced into 4 paddocks (including the native flowers) GARDENS Automatic sprinkler system around residence Water supplied to auto system from dam feeding to 1 concrete tank. 10-station automated watering (pop-ups) to lawns at house WATER Big dam & water licence #114184-0 (10ML) Concrete rainwater tank (22,500 gallon) Diesel pump at rear of dam pumps to native flower block & top 22,500-gallon concrete tank complete with garden filtration system SHEDDING Large implement shed (no power) & excellent steel cattle yards. Concrete tank adjacent gravity feeds 2 concrete stock troughs LEASE/ACCOMMODATION Native Flower Farm section leased with 5 + 5-year lease @\$3,000 rent a year. BNB/Accommodation/AIRBNB potential (approx. \$650-\$750 per night) Present owners have run the property permanently for Airbnb/Accommodation and have approximate income totalling \$200,000 for the past 12 months. Property Information: Title Reference: 5958/951 Zoning: Productive Rural Landscape Year Built: 2010 (Gov. Records) Council Rates: \$3,586.64 per annum Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. 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