

**5 Bonney Road, Mount Barker Springs, SA 5251**

**Raine&Horne.**

**House For Sale**

Thursday, 30 November 2023

5 Bonney Road, Mount Barker Springs, SA 5251

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8 m2**

**Type: House**



Trinity McNamara

## Best Offers By 19th December USP

This beautiful house won't last long! Nestled just a quick 6-minute drive from the new Freeway interchange, Katandra beckons with a promise of refined country living. This exquisite executive residence is meticulously designed for those who demand the utmost in lifestyle and equestrian enjoyment. Named "Song of the Birds," Katandra invites you to experience tranquillity and peace of mind, as if entering your own private sanctuary. Set against the backdrop of a picturesque rural landscape, this sprawling estate spans 20.26 acres (8.20 Ha), evoking the ambiance of an exclusive country escape surrounded by meticulously landscaped grounds. Tailored for discerning equestrian enthusiasts, Katandra features an impressive all-weather Olympic-sized dressage arena, top-notch stables, horse yards, a tastefully designed padded round-yard, and prime meadow hay producing land. This residence exudes a warm and sophisticated atmosphere with fine details such as Tasmanian Oak doors, accents of Wistow Stone, cedar-panelled ceilings, and polished granite kitchen benchtops, showcasing a commitment to timeless luxury. Boasting 4 bedrooms, 2 living areas, and a master suite with a heated ensuite floor, adorned with a corner spa and double vanity, Katandra seamlessly combines comfort with elegance. The property has 100,000 litres of rainwater storage and approximately 10,000 litres of bore water storage at 1100-1200 ppm (includes new Davey pump) all plumbed to the house with the added convenience of being able to use either bore water or rainwater for the washing machine and toilets. The bore water supplies fire pumps, gardens and grounds including the stock troughs. The enviro-cycle system also waters the gardens. **\*\*Property Highlights:\*\*** - Abundant water storage: 100,000 litres of rainwater and approximately 10,000 litres of bore water from 2 bores, main bore has automatic tank refill system- Multiple water sources: Option of rainwater or bore water plumbed to the house- Irrigation: house yard full irrigation system- Comfortable living with ducted Reverse-Cycle air-conditioning and gas fireplace- Sustainable living with a 3.5kw solar unit offering impressive returns- Additional eco-friendly features: Solar Hot Water and automated garden irrigation- Secure and versatile property layout: 11 paddocks with electric fencing- Convenient storage solutions: 30m x 20m shed with power and covered float parking- Equestrian amenities: 2 horse yards, 2 stables, wash bay with hot and cold water, and a lockable tack storage. All weather Olympic size arena with irrigation.- Essential additions: Hay barn and a winter dam for added versatility. Ideal for those with a passion for horses or anyone seeking a quality lifestyle property, conveniently located near St Francis de Sales College, Mount Barker Waldorf School, and other educational institutions. With a short drive to Mount Barker shopping district, health centres, and the new Bald Hills Freeway Interchange whilst still being a 45 Minute drive to Adelaide Cbd. **\*\*Seize the opportunity and make Katandra your sanctuary. Contact us today to arrange a viewing and experience the epitome of country elegance.\*\***