

590 Echo Park, Strathalbyn, SA 5255

Raine&Horne.

Lifestyle For Sale

Wednesday, 14 February 2024

590 Echo Park, Strathalbyn, SA 5255

Type: Lifestyle



Paul Clifford
0885363830



Christie Thornton
0418768687

Best Offers (\$725k +)

The spectacular tree-lined lead in is one thing. Yet the garage glam set deep in the heart of this unique 82.5-acre rural outpost wrapped in crop, stock, and lifestyle value is truly unexpected. As a quirky couple's retreat or permanent off-grid base for the seclusionist - powered by 6.75kW of solar panels and 5kW battery output - it must be seen to be believed. The colossal, lined garage keeps is ingeniously minimalist with a functional fit-out for living, dining, cooking, sleeping, or simply watching the crops grow; meanwhile, bathing is an experience in the whopping wet area featuring plumbed and modified galvanized iron tanks. Treat gallops to the well-fenced paddocks, pretty shelter belts, and well-kept facilities including a round yard and twin stables; and if farming is your thing, the easy working, loamy soils are currently share-cropped to wheat, earning solid returns. Exploit the property's uniqueness as is, develop it further for families or to host "glampers" who'll pause on course to vintage browsing in Strathalbyn or a long lunch in the Langhorne Creek wine region... There's merit. It's cool, civilized, and thought-provoking. Drop the boat or jet ski in at nearby Lake Alexandrina, hit Strath for staples, fuel, cafes, and schooling, or check in at Mount Barker in roughly 25 minutes. From bonfire nights to block parties or a bespoke Airbnb you could earn from - this is flip-a-coin flexibility on a well-established and substantial rural stage... The details: Rustic weekender potential with generous open plan accommodation. Creative & unique wet areas with glamping style amenities. Self-sufficient with off-grid power 6.75kW of panels + 5kW battery output (new in 2017). Treed camp site areas x 2. Indirect shared SA mains water supply. None currently, but potential for ample rainwater catchment & storage. Gas hot water service. Equine infrastructure including a round yard, 2 stables & yards. Productive easy working, loamy soils currently share-cropped to wheat with solid returns - 25% to Vendor. Attractive tree-lined entrance. Well-fenced paddocks with attractive shelter belts. The Location: 8kms to Milang & Lake Alexandrina, 12kms to Strathalbyn, 18kms to Langhorne Creek wine region, 35kms to Mt Barker, 62kms to the Tollgate & 72kms to Adelaide International Airport (all approx.) C.T. 5519/267 Allotment 4 / FP 2954 Hundred: Bremer Zone: Rural Council area: Alexandrina Council rates (inc. levy) : \$1,072.70 per annum approx. Land area: 33.42ha (82.5acs) Paul Clifford R&H Rural SA 0427 796 144 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. Interested parties should make their own enquiries and obtain their own legal advice.