

74 Ellis Road, Hamilton, SA 5373



Cropping For Sale

Friday, 3 May 2024

74 Ellis Road, Hamilton, SA 5373

Area: 20 m2

Type: Cropping



Peter Marschall
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Auction 29th May @ 1:30PM

Idyllic acreage only minutes from Kapunda with a stunning Fairmont home and shedding. It is our privilege to present this rare and highly developed property of 20.12Ha (49 acres) located in this blue ribbon rural location. At its centre is a substantial 4 bedroom family home, completed only 5 years ago and blending excellent accommodation with both formal and open plan living, rumpus room and an impressive kitchen. The central family meals area leads seamlessly to a fantastic all weather outdoor entertaining area which takes in uninterrupted rural views to the north and north east. Comforts include a master bedroom with an ensuite and WIR, ceiling fans, split system air con and wood fire combustion heater for the coming winter months. External improvements are considerable and include commercial grade shedding used for fodder production along with horse arena and stables; • 60x22m hay/Machinery shed with cement footing surround. • Off grid water system including - 2x 197,000L rhino rainwater tanks, 1 x 22500l poly tank. • Plumbed (CFS approved) electric start firefighting pump connected. • 2 x 20 ft shipping containers for storage with 2 car garage between containers. • Enviro cycle water treatment provides a sustainable water resource for extensive lawns surrounding the home. Equine facilities include • Olympic size 60 x 35m outdoor menage • 2 large undercover stable/night yards with lights and attached 16x6m tack/storage shed • Horse wash down and tie up area. The majority of the land is ideally level and arable, with a winter creek(s) on 3 of the property's boundaries. The main paddock was sown to barley for hay production in 2023. Excellent primary and high schooling is available in Kapunda (with school bus service) and all 3 private schools in the Barossa and Gawler offer a bus service to Kapunda. This is a resounding lifestyle, equine, income and investment opportunity in a perfectly secluded location while within easy reach of everything (including the Barossa & Adelaide CBD)! Inspection strictly by appointment To be auctioned on the 29th May at 1:30PM USP**USP - Unless sold prior