

**84A Chapel Hill Road, Ashbourne, SA 5157**

**Raine&Horne.**

**Sold Mixed Farming**

Monday, 9 October 2023

84A Chapel Hill Road, Ashbourne, SA 5157

**Bedrooms: 7**

**Bathrooms: 3**

**Area: 435 m2**

**Type: Mixed Farming**



Paul Clifford  
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## Contact agent

At last. A superbly presented, well located Adelaide Hills rural landholding bringing panoramic prime countryside, incredible scale, a pair of well-appointed homes, and the broadest possible scope for a range of agricultural pursuits on 1,079 sweeping acres (436 hectares). And for the horse enthusiast, an Olympic sized horse arena measuring 60m x 40m - more than enough to accommodate show jumping. Just 45 minutes from the Adelaide CBD, even closer to a host of Eastern suburbs schooling, 2kms from Ashbourne, roughly midway between Goolwa and Meadows, and 14kms to Strathalbyn, the land embraces 5 freehold titles, a full complement of sheep and cattle yards, sound infrastructure and shedding plus soils suitable for high capacity breeding, fattening or backgrounding operations. It sums up a solid commercial-ready operation all set to roll; and with strong spring pasture growth, it adds the certainty of a strategic land banking opportunity, now almost impossible to source in these near-city pockets. With 2 homes on site, the 4-bedroom, 2-bathroom double brick homestead, angled intentionally across sweeping easy-care grounds, exploits far-reaching rural views to Lake Alexandrina, The Coorong and Goolwa. Fresh, modern, and light-bathed interiors are bound by walls of glass, a bound-for-entertaining paved terrace and mature shade, creating a calm and sophisticated scene for the family, grazier, hobby rider or equestrian. Alternatively, the slightly smaller, brick-veneer 3-bedder makes an easy-care manager's retreat or comfortable guest stay with reverse cycle air conditioning and combustion heating. Rural, remarkably versatile, yet surprisingly close to convenience - mark the multitude of ways can you measure Marapana's worth... Improvements:-Double-brick 4-bed homestead maximising incredible views to Lake Alexandrina, the Coorong & Goolwa-Brick veneer 3-bed manager's home with combustion heating & R/C A/C-Sandstone garden cottage (alongside the main homestead.)-Olympic sized horse arena.-18m x 16m x 5m hay & implement shed.-15m x 12m x 4m implement shed.-17m x 10m x 4m powered & concreted implement shed with secure chemical section.-12m x 8m powered & concreted machinery shed + 2 workshops & secure kennels.-Shearing shed : 30m x 11m - 3 stand across the board shearing shed with overhead gear (2 Evo & 1 Sunbeam). Adjoining steel sheep yards.-Heavy duty steel cattle yards with loading ramp - undercover work area over crush.-Fuel shed - 5kL diesel tank & 1kL unleaded fuel.-3-phase power connection to improvements & bore.Water security: 725mm - 750mm (29inch - 30inch) average annual rainfall region plus 28 dams (some spring fed), 2 equipped bores (2,121 TDS) & approx. 350kL of rainwater storage.Livestock:Historically carrying 250 - 300 beef breeding cows plus followers or 2,500 - 3,000 breeding ewes with lambs to trade weight plus rams. All sheep are shorn in October.Location - (access via McHarg Creek Rd):50kms to the Tollgate, 60kms to Adelaide International Airport, 2kms to Ashbourne, 15kms to Meadows & Strathalbyn, 18kms to Mount Compass, 32kms to Mount Barker & Goolwa Beach - (all approx.)C.T. 6284/479A30 / DP 131641Land area: 66.2ha (163.5acs)C.T. 5254/354Q1&Q2 / FP 138042Land area: 29.66ha (73.28acs)C.T. 5173/238A21 / DP 38873Land area: 69.7ha (172.2acs)C.T. 5254/355A2 / FP 40165Land area: 103.1ha (254.7acs)C.T. 5254/356A3 / FP 40162Land area: 167.5ha (413.8acs)Total land area : 436.16ha (1,077.75acs) Zone : RuralHundred : Kondoparinga Council area : Alexandrina Council rates : \$9,683.40 per annum approx.Send email enquiry to receive IM.Paul Clifford R&H Rural SA 0427 796 144All 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.