

**92 Ironstone Road, Forreston, SA 5233**



**Sold Lifestyle**

Monday, 11 December 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Area: 12 m2**

**Type: Lifestyle**



Leonie Simmons



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**\$1,225,000**

Looking for peace and serenity on a slice of diverse lifestyle acreage? This stunning property offers what you need to service your equine needs, accommodate a growing family and enjoy the quiet life. Ideally located within short distances from what Adelaide Hills and the Barossa have to offer, this fantastic opportunity does not come around very often. Tucked away in the Mount Crawford Forrest, this property is perfectly positioned for someone who enjoys their privacy and loads of adventure! Approximately 12.24 hectares of well-established land with maintained fencing, inclusive of Equimesh fencing on some paddocks, multiple large paddocks, livestock proof fencing at the back of the property, 9 stables/horse shelters and 2 small day paddocks are all included in this spectacular property. Let's not forget the amazing all year round dressage arena and additional surfaced round yard area, perfect for the eventer. An additional dog run/enclosure can ensure the safety of your canine companions. Focusing on the family, this fantastic double brick home has recently been rendered and painted, with internal renovations inclusive of new flooring and updating of the kitchen. The indoor culinary mastermind can showcase their every talent with the large gas stovetop, near new electric oven, ideal u-shaped kitchen and ample storage for all the tools of the trade. The options for having either 4 bedroom and 1 open plan living, or to have 3 bedrooms and 2 living spaces is illustrated in this home, and an additional study/formal dining space is appreciated. 3 bedrooms have built in robes, while the main bathroom is well equipped and a secondary toilet is accessible through the laundry area. Everyone in the family will have room to move and enjoy their own space. Outdoor entertaining is easy with the massive entertaining area running the entire length of the house and is fantastic for accommodating the extended family or larger groups. You will enjoy watching the sun set over this breathtaking property on the south-western facing balcony. Water storage is not a problem with a large header tank gravitational feed to the available water points in the paddocks, 60,000L water storage capacity at the home and a further 22,500L water storage tank located near the shed and tack room. 2 all year-round dams supply an endless water source for the animals, as well as a bit of fun for the family members. A bore is located on the property and is able to feed all tanks. Things we love:

- Adaptable floorplan to suit all families
- Stunning surrounds and outlooks from the farm
- Water storage to cover all requirements
- Recent renovations internally and externally
- Equine focused with the ability to facilitate livestock

Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floor plan, if supplied, are to be used as a guide only.