

# 9635 SOUTHERN PORTS HIGHWAY, Beachport, SA 5280



## Acreege For Sale

Thursday, 11 April 2024

9635 SOUTHERN PORTS HIGHWAY, Beachport, SA 5280

Bedrooms: 5

Bathrooms: 2

Parkings: 9

Area: 48 m2

Type: Acreege



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**\$1,200,000 - \$1,300,000**

Welcome to 'Wombat Lakes' Beachport, South Australia. Located between Southend and Beachport this sprawling 119-acre wildlife paradise is ready to be yours. The solid brick federation style home, with return verandah, has just gone under extensive renovations and presents as a new home internally. The home features open plan living with the re-claimed Tasmanian Oak flooring, grabbing your attention first as you enter the home via the sliding door into the dining area. The kitchen features all new crisp white cabinetry, 900mm gas cooktop, electric oven, butler's pantry, and concrete look benchtops. The central living space oozes both quality and character, from the high vaulted ceiling with exposed beams, to the inbuilt slow combustion fireplace with beautiful tiles surround and reclaimed wooden mantel piece. Views of the amazing countryside can be enjoyed from the double-glazed windows throughout the home. The second living area continues with the crisp white theme and oak flooring. The master bedroom sits to the right wing of the home accompanied by an all-new modern ensuite featuring toilet, vanity, and large shower. The master bedroom features a dark and moody carpet and painted brick feature wall creating a warming environment. A linen press and fourth bedroom round out this wing of the home. Bedrooms two and three can be located on the left wing of the home just off the family space. The just finished main bathroom is a modern oasis with large shower, vanity, toilet, and deep soaking bath with views of the countryside. The laundry has also had a complete make over to match the rest of the home. Rounding out the home is the loft/ fifth bedroom accessed via a loft ladder. This space offers endless opportunities. Outside the home the pergola overlooking the fully fenced inbuilt pool is a true private oasis and designed for year-round enjoyment with a feature wall protecting the area from coastal breezes. The nearby greenhouse needs to be seen to be believed and is a true green thumbs paradise. Shedding options are unparalleled with both a barn style 12m x 9m shed and an 18.5m x 7.5m shed featuring three phase power, vehicle hoist and three electric roller doors. A third shed has recently been built within walking distance but hidden from the home and would make the perfect studio/accommodation space (subject to council approval). Two significant sized dams can be found on the property and are wildlife enriched, with tortoises, yabbies, birds, and wombats frequenting daily. A sandhill through the middle of the property offers yet more experiences and is the perfect place to explore the wildlife or even some 4-wheel-driving. A bush camping ground has been successfully run in the past at the front of the property and council regulations have been sought to continue this relatively passive income source. With quality fencing (three paddocks), troughs, and sheep yards, the property can also be easily utilised to graze stock. This is a truly unique opportunity to secure a beautiful piece of the Limestone Coast region with many options of income streams from the property. Call today to arrange a private inspection of this truly spectacular lifestyle property. Other Features of the property-Recently installed ducted zoned reverse cycle air conditioning. 6.6 kW solar system. 70,000L rainwater storage servicing the home. Equipped bore servicing grounds and troughs. Roller shutters on the front of the home. CCTV security system. 4g Telstra internet booster. Council Rates - \$1700.00 approx. per year. Plant and machinery can be negotiated on sale.