

182 Retreat Valley Road, Gumeracha, SA 5233

Acreage For Sale

Wednesday, 19 June 2024

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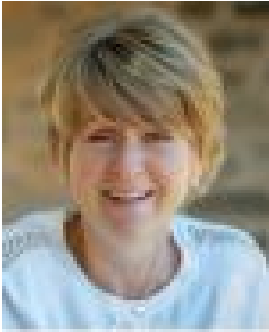
Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 8 m2

Type: Acreage



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Contact Agent

Are you yearning for a tranquil escape from the hustle and bustle of everyday life? Imagine waking up each morning in your own secluded sanctuary, nestled within 8.08 hectares of serene, undulating landscape. This exceptional property offers not just a home but a lifestyle that blends privacy, community, and breathtaking views in every direction. Key features include a quality water supply, solar and excellent shedding. Step into a world where the stresses of modern life melt away. The moment you enter this rural haven, you'll be captivated by expansive rolling hills offering a stunning outlook over the surrounding valley. With no neighbours in sight, you can relish the peace and quiet, knowing that your personal oasis remains untouched by the outside world. The outdoor living zone, featuring a gabled roof and a luxurious swim/spa area, invites you to unwind and soak in the tranquil surroundings. Inside the house boasts 244 sqm of living space, designed to offer both comfort and style. The impressive kitchen, with its extensive cabinetry and granite countertops, overlooks a huge family and dining area that seamlessly adjoins a billiards room. This open-plan layout is perfect for large family gatherings and entertaining those you love. Spoil yourself with a separate parental wing. A private lounge offers a quiet space for relaxation plus a dedicated "work from home" study. Adjoining is the main bedroom featuring a stunning bay window providing natural light. Enjoy a walk-through robe, ensuite with a luxurious double shower and spa bath. All remaining bedrooms are spacious and offer good storage options. Practicality is not overlooked, with extensive shedding providing ample space for all your toys and hobby needs. A 4-bay car garage, a 6m x 6m shed, and a 12m x 6m workshop (incl mezzanine) all with concrete floors and power. Other sundry shedding ensures you have all the room you need for vehicles, tools, projects – even pets! Currently fenced for cattle, the land offers scope for other furry friends. For pony club enthusiasts there's a horse flatwork arena nestled in a sheltered valley, providing an idyllic setting for budding passions. Embrace sustainable living with the 9.9 kW solar system and an ample water supply from both an equipped bore and rainwater tank storage. This property is designed to support a self-sufficient lifestyle, allowing you to live in harmony with nature. You can even collect your own firewood! Join a cohesive and inclusive rural community where neighbours are friends, and a sense of belonging thrives. Whether you're starting a hobby farm, riding ponies with the kids or simply seeking the tranquillity of rural living, this property offers it all. Escape to your secluded sanctuary and discover the perfect blend of privacy, community, and natural beauty. If you crave a harmonious rural lifestyle, this property could be your dream come true!

External Improvements & water:- Circa 2003 Brick Veneer, steel framed home. - Private viewing deck overlooking surrounding valley.- Garden arbour with valley views.- 4 bay car garage with concrete floor & power.- 6m x 6m shed with concrete floor & power.- 12m x 6m workshop with mezzanine. Concrete floor & power.- Holding yards & animal shearing area.- Pony shelter and horse flat work arena.- Two chook houses and fenced, secure run.- Equipped bore pumping with salinity approx. 800ppm.- 3 rainwater tanks, approx. 30,0000 gallons in total.- 7 Paddocks. Hilly terrain. Fenced for cattle/sheep. All with stock troughs.

Legal & services information:- Lot 84 in the Hundred of Talunga.- Certificate of Title Volume 5768 Folio 143.- Adelaide Hills Council zoned "Productive Rural Landscape".- Single phase power.- Sand filter septic system.- Slow combustion wood heater with heat transfer ducts.- Split system reverse cycle air conditioner. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.