

1247 Harrogate Road, Harrogate, SA 5244

House For Sale

Thursday, 9 November 2023



1247 Harrogate Road, Harrogate, SA 5244

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 61 m2

Type: House



Matt Kenny
0458820101



Ashleigh Kenny
0423361023

Auction | Unless Sold Prior

If you yearn for serenity, stunning views, and productive scenic land (sheep, hay, vines) with prominent gums cradled in a classic Bremer River setting, this is an opportunity not to be missed. The property features a modest homestead, excellent water, Shiraz vines, cropping paddocks and extensive shedding, including a working shearing shed with yards. The dual entry to the property takes you left towards the comfortable family homestead and to the right to access the vineyard, shearing shed and further into the property. Positioned well back from the road, the circa 2002-built return verandah homestead is prominently sited to take full vantage of the spectacular views over the township and beyond. With unbeatable, endless views from almost every window, the home will equally suit those looking for the perfect 'weekender' or a permanent country lifestyle change. With numerous paddocks, the property is suited to various outdoor and lifestyle pursuits and is ideal for running sheep plus Shiraz grape and hay production. This privately located lifestyle property with primary production capabilities, a warm family home, excellent shedding and stunning views is in one of South Australia's most pristine rural environments. Spend some time here, and you'll be forgiven for forgetting that you are a mere 20-minute drive to the SE Freeway and well under 60 minutes to your desk in the Adelaide CBD. This stunning country-style property is an easy drive to all you need:

- 15-minute drive to Woodside & Nairne
- 20-minute drive to the SE Freeway
- 25-minute drive to Mount Barker
- 40-minute drive to the Murray Bridge
- 50-minute drive to Adelaide CBD.

What makes this property special?

- Income-producing country lifestyle
- Six main paddocks (two for hay production)
- One 5mL approx. dam with electric pump for vineyard irrigation
- One 9mL approx. dam with diesel pump
- Two smaller dams
- 9.4 mL surface water licence
- Substantial two-stand shearing shed with 400 sheep capacity
- 150 kL approx. concrete RWT at the shearing shed
- Extensive sheep yard
- Return verandah homestead with far-reaching views
- Spacious open living with raked ceilings
- Reverse cycle air conditioning
- Large, powered shed with conc. floor adjacent house
- 100 kL approx. concrete RWT at the house
- Upgraded boundary fencing (approx. 75% new)
- 11 acres of irrigated c2000 Shiraz vines (50% under 3 yrs old) approx.
- New plantings of native gums
- 800 m approx. of Bremer River runs through the property

Specifications: CT | 5831/460 Built | 2002 Land Size | 61.3 ha (151.5 acres) approx. Zoning | Rural Council Area | Mount Barker Council Rates | \$2,009.71 p/a approx. Emergency Services Levy | \$104.20 p/a approx. SA Water Supply | Not Applicable SA Water Sewer | Not Applicable

You must not rely on information in this publication. Always seek independent advice.

VENDORS STATEMENT - Please Note: The Vendor's Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.