

213 Hamley Bridge Road, Barabba, SA, 5460



House For Sale

Friday, 16 August 2024

213 Hamley Bridge Road, Barabba, SA, 5460

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Matt Bunder
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Tranquility, views and 4 bedroom homestead, It's everything you've wanted on 84 Acres of Prime Land.

After 33 years of love, care and calling this Idyllic property home it is unfortunately time for the owners to downsize but extremely fortunate for the new lucky owners!

Nestled on a sprawling 84-acre expanse of fertile farming land, this 4-bedroom, 2-bathroom property offers a rare blend of rural income and modern comfort. The main bedroom serves as a serene retreat, featuring a second spacious parents' area, roller shutters for added comfort, a built-in robe, and a well-appointed ensuite. Bedrooms 2, 3, and 4 are all well sized, providing ample space for family or guests. The main bathroom is thoughtfully designed with a separate toilet and vanity area, ensuring convenience for busy households.

The L-shaped lounge and dining area is a versatile space, with slow combustion wood fire place and enhanced by roller shutters for added comfort. Adjacent to this is the family meals area, which seamlessly connects to the kitchen which overlooks farmland views and the convenience of a breakfast bar area. With a walk-in pantry, ample counter space, and a functional layout, the kitchen is the heart of the home, perfect for preparing family meals or entertaining guests. Sliding doors lead out to a generous outdoor entertaining area, where you can take in the panoramic views of the Kapunda Ranges overlooking your own land.

The property's outdoor features are just as impressive as its interiors, well maintained and very user friendly for the farm hobbist . A large workshop and a well-maintained shearing shed complete with single stand, timber grate floors, sorting pens and holding yard cater to your farming needs.

A 4 bay, high access utility shed provides useful additional storage for tractors, boats, caravan or horse floats. 2 on farm silos for storage of fodder.

The land is thoughtfully divided into four large acre paddocks, each secured with quality and well looked after stock fencing, ready for horses, cattle or sheep. A steel cattle crush, holding yards for sheep or cattle and a loading ramp further enhance the property's functionality. For equestrian enthusiasts, two horse yards are conveniently located next to the house with the option to use the larger paddocks and enclosed shelter as a stable that is adjoining the shearing shed. All paddocks are well maintained, weed managed with great cropping rotations in place.

Green thumbs will appreciate the shade house, ideal for cultivating plants year-round. Water security is assured with multiple rainwater tanks as well as mains water, while the panoramic views of the Mount Lofty Ranges, Kapunda Ranges, and Barossa Hills provide a stunning backdrop to this idyllic setting.

Located just 40 minutes from Gepps Cross, approximately 50 minutes on the expressway from the Adelaide CBD, 40 minutes to the Barossa, 5 minutes to Mallala Equestrian centre and 20 minutes to Port Parham beach this property offers the perfect balance between rural tranquility and city accessibility. With a school bus pick-up close by, it's an ideal location for families looking to embrace a country lifestyle without sacrificing any of the conveniences.

The local township is complete with primary school, kindergarten, out of school hours care, doctors surgery, chemist, service station, takeaway shop, Mallala hotel, many sporting clubs and community groups. A welcoming hometown with so much to offer.

This property is not just a home; it's a unique opportunity to live a fulfilling rural life with all the modern amenities at your fingertips.

Specifications:

Land Size: 84 Acres (approx)

Council : Adelaide Plains

Zoning : Ru - Rural

Built: 1993

Don't miss out on this incredible opportunity to make this home yours. Contact Matt Bunder on 0433 258 200 for further information.

****The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.****

Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment!

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