

**4 Yates Lane, Macclesfield, SA, 5153**

**Raine&Horne.**

**House For Sale**

Friday, 30 August 2024

4 Yates Lane, Macclesfield, SA, 5153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Nick Grosvenor  
0885363830

## "The Lifestyle you've always wanted + room for your equine friends"- 6.7 Acres

Best offers by Tuesday 10/09 at 2pm (unless sold prior)

Discover the ultimate lifestyle and equestrian haven just 2.6 km (a quick 4-minute drive) from the charming main street of Macclesfield and a stone's throw from the Kidman Trail. This immaculately presented property is a true gem, offering the perfect blend of modern conveniences in a tranquil countryside position.

Nestled in a picturesque and leafy setting, this thoughtfully designed estate caters to both nature enthusiasts and horse lovers alike. Experience first-class improvements throughout the property, ensuring you enjoy every moment in this serene environment.

The recently renovated and extended residence stands proudly on the sprawling acreage, boasting breathtaking views that stretch over the lush landscape and beyond. Imagine sipping your morning coffee while soaking in the stunning vistas or hosting unforgettable gatherings in this idyllic setting.

Don't miss this rare opportunity to secure a highly sought-after lifestyle property in a beautiful Hills location. Welcome home...

### Home-

1991 built brick veneer home with 2022 extension

4 bedrooms

Spacious Master bedroom with walk through robe and lavish ensuite

Bedrooms 2 and 3 with built-in robes

Open plan kitchen / dining / family lounge

Family bathroom with separate toilet

Laundry with built-in storage

Combustion heating

Ducted evaporate cooling

Generous sized under cover deck area with a jaw-dropping vista over the property

### External Improvements-

12 x 9m high clearance shed / workshop with concrete floor, lighting and two auto doors

Double Carport

Over 130,000 litres of rainwater storage plumbed to the home

Dam with petrol pump (pumped to header tank and gravity fed to troughs)

Woodshed and various other sundry sheds

Soakage trench septic system

NBN- Fixed wireless

### Equestrian Facilities-

Olympic sized 60 x 20m fenced dressage arena with lighting

12 x 7.5m shed housing the tack and feed room + bay for the horse float

12-volt power charged via an independent solar panel

Round yard

Wash down bay

Various water storage tanks

Easy access to the Kidman Horse Riding / walking / cycling trail

Land-

Gravel raceway / driveway connecting the home to the equestrian facilities  
Segregated into 4 plus 5-day yards, 4 with shelters  
Equiwire fencing  
Scattered old red gums and various other natives

Location-

15 Minutes from Strathalbyn  
16 Minutes from Mt Barker  
50 Minutes from Adelaide CBD

CT / 5221 / 914  
Council / Mount Barker District Council  
Zoning / Productive Rural Landscape  
Built / 1991 / 2022 Extension  
Land / 2.72 ha (6.7 acres)

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.