

617 Range Road West, Pages Flat, SA, 5172



Land For Sale

Thursday, 24 October 2024

617 Range Road West, Pages Flat, SA, 5172

Type: Land



Mitch Portlock

0431418516

Discover a rare opportunity to own just over 100 acres of prime, secluded land with north-facing slopes, lush pasture, and four dams.

This extraordinary property, just under 10 minutes from historic Willunga and less than an hour from Adelaide, offers 102.86 acres (41.6 hectares) of pristine rural land-perfect for crafting your ideal country lifestyle.

Tucked away at the end of a 600m private, tree-lined driveway from Range Road West, this ultra-private property sits on the border of Willunga South and Pages Flat. Double gates open to a smaller front paddock next to one of the property's four dams, offering a potential dream home site (STCC) with picturesque views. The property features established native vegetation, walking trails, and potential camping spots near waterholes.

Previously part of a working pasture-raised beef and chicken farm, the land is divided into four well-fenced paddocks, equipped with water troughs and electric plain-wire fencing. The dam areas have been carefully revegetated and fenced to protect the environment. The pasture has been cell-grazed and free from herbicides and pesticides for the past five years, ensuring a healthy, sustainable ecosystem.

This unique property also boasts extensive revegetation areas, abundant birdlife, and an established woodlot featuring pink, blue, manna, and spotted gums. The tree-lined ridge running through the property offers stunning rural views.

A property of this calibre is a rare find on the Fleurieu Peninsula. Don't miss your chance to secure this remarkable acreage-ideal for a peaceful retreat or working farm or whatever you imagine.

For any additional information or to arrange an opportunity to visit and inspect the property, please make contact with David Hams 0402204841 or Mitch Portlock on 0431418516 anytime.

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)