

5610 Riddoch Highway, Padthaway, SA 5271



Lifestyle For Sale

Friday, 5 July 2024

5610 Riddoch Highway, Padthaway, SA 5271

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Lifestyle



Hayden Obst
0887521933



Melissa Butler
0433898270

\$900,000 - \$990,000

Welcome to 5610 Riddoch Highway, Padthaway! This property offers a rare opportunity to own a fantastic quality homestead with excellent shedding and infrastructure on approx. 100 acres (40.47ha). Set up perfectly as a stand alone hobby farm with the potential for a side income or a great addition to an existing farm. Well fenced paddocks with loam over limestone soils providing mixed primary production options in an area with reliable annual rainfalls. A beautiful solid well-built brick three bedroom plus office home featuring wrap around verandahs to enjoy the best views at sunrise and sunset, and offers year round protection. Spacious kitchen with plenty of cupboard and bench top space, huge walk-in pantry and windows providing stunning rural Western views. Formal dining room including a split system air conditioner could also be utilised as a second living room. Large yet cosy lounge room with slow combustion wood heater and ceiling fan. Central three-way bathroom with double vanity includes both bath and shower. A second shower and toilet is conveniently located in the laundry. All bedrooms are excellent in size boasting ceiling fans, plus an office or fourth bedroom.. Outside the features are sure to excite! • brick double garage with automatic roller doors, concrete floor and pit • fantastic 50' x 30' (15.2m x 9.1m) shed with double sliding doors, concrete floor and power • 6.5kW of solar (approximately) • solar hot water service • fully equipped bore • well designed cattle/sheep yards including ramp • stock crate lifter • loading ramp • 20' x 40' single stand shearing shed with raised board (Capacity of approx. 90 sheep) • ample rainwater storage • dog and chicken yards • low maintenance fenced house yard Located 6km North of Padthaway, 50km from Bordertown, 53km from Naracoorte and 55km to Keith on the Riddoch Highway, you will have access to all the region has to offer. Bitumen road frontage, school bus access and roadside rubbish collection available. Priced at \$900,000 - \$990,000, this property offers great value for money. Don't miss out on this fantastic opportunity to own your own piece of Padthaway. Zoning: Rural Annual Rates: \$1,548.25 (24/25) RLA153432