

# Lot 3s Border Road, Australia Plains, SA 5374

CENTURY 21

## Acreage For Sale

Friday, 3 November 2023

Lot 3s Border Road, Australia Plains, SA 5374

Bedrooms: 3

Bathrooms: 1

Area: 24 m2

Type: Acreage



Kel Palin

0412809397

## P.O.A.

Located approximately 10 minutes from Eudunda, for all your shopping needs, petrol, a bite to eat, post office, & other necessities it's Country living at its best. As you reach the corner of Border Road and Sutherlands Road you will see the picturesque land with horses roaming free, with a weatherboard transportable home with decking waiting for you to the right. The uniqueness of what's on offer comprises of many options for you: -Purchase:- Land only 24.68ha with 2 dams, watering system to olive trees, rainwater tank, mains water, fencing, all gravelled and leveled, septic tank, stables for cars, tractors or horses. Optional Dressage area, fencing. 21m x 12m stables. STCA shedding enclosed. Land and transportable home, the perfect getaway, built in 1996, the weatherboard home offers, 3 bedrooms, lounge, dining/kitchen, gas cooking (bottle) Off the grid, generator battery supplied, separate bathroom, laundry, combustion heater, ceiling fans, 2 additional heaters, 2 coolers, decking, plus 21m x 12 m stables easily converted further for shedding STCA. Septic, hot water, gas bottle, mains water. Land, transportable home and business for sale, Horse lovers? Income generated whilst living the life, teaching horse riding, agistment opportunities, exceptional regular weekly income, if desired. Of course, Dressage area can remain as well as fencing. And other benefits, off course, also including the 21m x 12m stables. STCA Shedding enclosed. OTHER THINGS TO BE NOTED:- The land is zoned, Cereal, Sheep, Rural. FREE Power with Solar Riding School for sale option Gravel driveway, fencing, gates The land is further flat, usable land with peace and quiet, privacy. Just over 4k each way to the next property. Main water Gas Hot water Smoke alarm Window locks Watering System to olive trees Septic Tank 2 Dams Stables Dressage area The property is also fenced to 2 main paddocks and yards, offers olive trees and sunsets. Let the sunsets begin and create your dream whatever that may be. This is an exceptional opportunity offering flexibility of purchase. See the green, green grass of home. You certainly can add gardens Contact me for viewings, and to discuss your options. This is a once in a lifetime offer to purchase what you need. RLA: 293324.