

Lot 4 Charcoal Pit Road, Harrogate, SA 5244

Raine&Horne.

Lifestyle For Sale

Thursday, 9 May 2024

Lot 4 Charcoal Pit Road, Harrogate, SA 5244

Parkings: 8

Area: 64 m2

Type: Lifestyle



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\$2,500,000 to \$2,650,000

Originally this area was known as Woodside East, the gate entrance being right across from the intersection of Bird in Hand Road and Warmington Run. Today referred to as Harrogate, with a recent change of road name (Charcoal Pit Road) which stems historically from the late 1800's and early 1900's where the general area had an abundance of wattle trees, which were harvested for their "charcoal". This property represents "Classic Big Gum Country", many of the gums being 100's of years old. Undulating land with a superb rural outlook. All the boundary fencing is essentially new and there are three main paddocks. Water supply is sound with 4 main dams, all of which have very good catchment, one of which is part of a creek catchment and very reliable. There is an operational bore which is equipped with solar panels. Shedding is extensive, comprising of a brand new 21m x 12m colourbond shed with high gable (3.2 meters at roller door peak and 5.7 meters at roof peak), with an overall area of 252sqm. Three quarters of the shed can be lockable utilising the three industrial size roller doors. The other main shed has an open access on the eastern side, measuring 15m x 15m being partly skillion and high gable. Light and power is connected and there is also an independent (non-fixed) lockable utility room for weekender visits. Power connection is three-phase near the Northwest corner entrance, with power extended underground to the top shed. Improvements include the cattle yards, crush and a lockable 3m x 3m shed. The logical house site is just south of the sheds - an ideal raised yet flat area, which enjoys incredible 270-degree 'never to be built out' views. Create your own 'Homestead Estate'. Land in this area is well known for its safe rainfall and therefore an ideal grazing proposition, sufficiently commercial in size for a stud operation. The size of this type of holding today are quite rare, further underwritten by the fact that the location is only approximately 40 - 45 mins to the City of Adelaide. In summary, this picturesque "Classic Big Gum" studded property offers incredible 270-degree far-reaching views right around from the Murray Plains, Lake Alexandrian region, the Mount Barker Summit, also embracing the vast Onkaparinga Valley. Indeed, a rarity today.*Long settlement available if required.