

# 252 Tonto Road, Hay Flat, SA 5204

## Mixed Farming For Sale

Monday, 1 July 2024

252 Tonto Road, Hay Flat, SA 5204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 30 m2**

**Type: Mixed Farming**



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## Best Offers By 5:00pm 2nd August 2024 (USP)

Best Offers By 5:00pm 2nd August 2024 (USP) Price Guide \$1.65m+ Welcome to your ideal horse haven or quintessential rural retreat, nestled among majestic gum trees and offering an idyllic country lifestyle. This serene property offers a unique blend of tranquility, functionality, and charm, perfectly suited for horse lovers and equestrian enthusiasts seeking a rural lifestyle. Situated on a very quiet, no-thru road and just 10 minutes from the picturesque seaside town of Normanville, it combines the best of country living with convenient coastal access. The main house features four spacious bedrooms, including a master bedroom with a walk-in robe and built-in wardrobes in bedrooms two and three. The charming library/study comes complete with a welcoming fireplace. The heart of the home is the living room, warmed by a cosy combustion fireplace, creating the perfect space for family gatherings. Additionally, the house is equipped with ducted reverse-cycle air conditioning for year-round comfort. The property boasts two bathrooms, with the main bathroom featuring a luxurious spa bath and a relaxing hot rock sauna, along with a separate shower, toilet, and vanity. And nothing completes a rural property more than the bonus of the convenience of a mudroom, perfect for families coming and going with no dirt trampled through the home. For horse enthusiasts, the property includes a well-maintained arena (approx. 60x30m approx.) and a tree-lined laneway providing easy access to nine paddocks with gravity-fed stock troughs, ideal for horses. Five of these paddocks are also suitable for hay cutting, making them perfect for grazing horses and cattle. The stunning country views offer a serene backdrop for outdoor activities and horse riding. Quality fencing, three permanent dams, and a creek enhance livestock management, while cattle yards with a Cow Catcher Vet Crush and a loading ramp provide added convenience. There is also one animal enclosure with high cyclone fencing, providing secure housing for horses or other livestock. An old stone settler's cottage dating back to the 1800s adds a touch of historic charm, offering a unique glimpse into the past. The property also includes established fruit trees, a fully fenced vegetable patch with a dripper system, and a large fox-proof chicken run for self-sufficiency. Ample shedding, including a hay shed, implement shed, tack shed, workshop/tool shed, and wood shed, ensure practical storage solutions. Abundant rainwater supply (2 X 150,000L) and solar panels on the main house contribute to the property's sustainability. The property is also equipped with solar electric fencing throughout, ideal for managing horse paddocks. Don't miss the opportunity to own this exceptional equestrian property. Call Bonnie today!