

74 Heggies Boundary Road, Flaxman Valley, SA, 5235

Rural For Sale

Friday, 30 August 2024

74 Heggies Boundary Road, Flaxman Valley, SA, 5235

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Rural



Sara La Nauze
0407775951

Sustainable living, modern comfort, and rural tranquillity

Take a leisurely drive up the gum-studded driveway to 74 Heggies Boundary Rd, Flaxman Valley, where you'll discover a sustainable lifestyle nestled in a breathtaking rural setting. Situated on a manageable 16.38Ha (40.48 acres) approx., this property offers the perfect opportunity for the lifestyle change you've been seeking.

The homestead, built in 1986, features four bedrooms, with two boasting built-in robes and the master bedroom offering a modern ensuite. The spacious lounge, galley kitchen, and dining room form the heart of the home, seamlessly connecting to a large paved undercover outdoor entertaining area. From here, you'll enjoy panoramic views in every direction, complete with a cozy firepit area for those relaxed evenings under the stars.

Things we love and you will too:

- ☑ Organic principles used at the property, no sprays used for the past 20 years.
- ☑ Old red gums and Revegetation
- ☑ Orchard includes, olives (x9), almonds (x10), plums (x3) and apricots (x3), plus a must have veggie garden.
- ☑ Two large sheds. 16 x 9m (4.2m high) and 20 x 9m (3m high) includes concrete floor and electrical conduit to the shed.
- ☑ Shearing Shed 12 x 6m includes power and shearing plant and adjoining sheep yards.
- ☑ Five 22,500L rainwater tanks, plumbed throughout
- ☑ Seven main paddocks with 3 sheep troughs
- ☑ Solar system with high feed in tariff, solar HSW
- ☑ Well with solar pump, winter creeks and dam
- ☑ Slow combustion heater and split system air-conditioner in living room.
- ☑ Slate flooring in kitchen/dining room.
- ☑ Timber galley kitchen with chef oven and four burner cook top.
- ☑ Family bathroom with bath and separate toilet
- ☑ Master bedroom with ensuite

This property offers a rare blend of sustainable living, modern comfort, and rural tranquillity. Whether you're drawn to the organic lifestyle, the expansive outdoor spaces, or the charming homestead itself, 74 Heggies Boundary Road is a place where you can truly connect with nature and enjoy the simple pleasures of country living. Don't miss the chance to make this unique and versatile property your own-where every detail has been thoughtfully considered to create a harmonious and fulfilling lifestyle. Your dream of rural living awaits.

Contact Sara La Nauze for more information on 0407 775 951. This property will be open by private appointment only.

CT | 5437/317

Zoning | Rural Residential

Council | Barossa Council

Council Rates | \$1756.00 pa

SA Water | N/A

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Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.