



3022 Old Princes Highway, MONARTO SOUTH, SA 5254

Copious Room for Living and Lifestyle– 33.9Ha (84 Acres)

33.99 hectares, 84.00 acres

3022 Old Princes Hwy Monarto offers 33.9 Ha or 84 productive acres. A rare lifestyle farm, just a deceptive 40-minute drive from the CBD of Adelaide, that caters for those requiring that tranquil living change-up with room for few cattle, horses and/or sheep and approximately 25 acres of olive trees (Kalamata, Koroneiki and Frantoio) and 55 acres good heavy red loam cropping ground.

Well located between Monarto and Callington with sealed road frontage, good clean open space, power and water supplied (by the Monarto Water Network) in the popular Monarto area.

Accommodation is provided via the comfortable 3 bedroom timber framed home with open plan living and verandahs. The home has a reverse cycle split system air conditioning and slow combustion heater. Rainwater is plumbed to the home. There is ample undercover car parking attached to the home.

The extensive shedding will delight all, 15m x 8m x 3.4m steel framed lock up workshop

TYPE: Sold

INTERNET ID: 22394739

SALE DETAILS

Best Offers \$630k+

CONTACT DETAILS

Murray Bridge

93 Railway Terrace

TAILEM BEND, SA

08 8572 8006

RLA: 62833

Gavin Clarke

0417 859 733

with concrete floor and power plus 27m x 8m x 4.2m steel framed machinery shed with power water and compacted rubble floor.

The land is well fenced to 9 main paddocks, with some being double fenced with 19 access gates. Has been cropped for hay production.

A peaceful and natural setting conveniently located within 20 minutes of facility rich Mount Barker or an easy 40-minute commute via the South Eastern Freeway to the City of Adelaide. A convenient location for those looking for that country escape close to town facilities and of course the River.

Features include:

- Land Area 33.9 hectares
- 3-bedroom timber framed home with open plan kitchen/ dine
- Open plan living areas—split system reverse cycle air conditioning and slow combustion heater
- 2 bedrooms with Built in robes
- 2050 olive trees comprising frantioi, Kalamata and Coratina varieties—Under tree irrigation—
- Approx. 55 acres cropped for hay production
- 5 x water troughs
- 5 x rain water tanks - 95,000litre
- Undercover parking for 4-8 vehicles
- 15m x 8m x 3.4 m lock up garage workshop with concrete floor, and power with 22,000 litre rain water tank
- 27m x 8m x 4.2m open front implement storage compacted limestone pad mains power and water
- Large Chook Run
- Sub-divided into 9 paddocks including smaller holding paddocks - 19 Access gates - most double
- Fences are in excellent condition

Expression of Interest Closing Wednesday 14th October 2020 at 12 Noon

All EOI to be emailed to gavin.clarke@elders.com.au

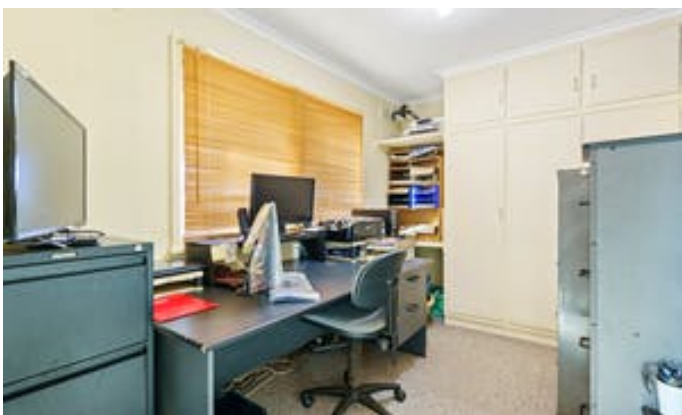
Details Gavin Clarke 0417 859733

- Land Area 33.993594 hectares
- Bedrooms: 3
- Bathrooms: 1

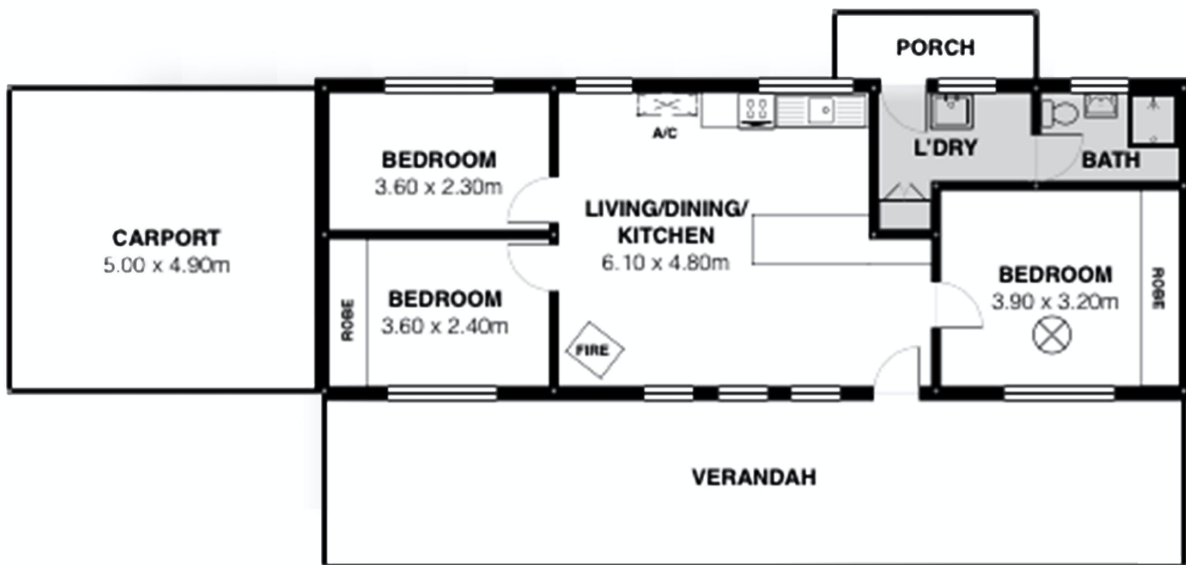
HOMESTEAD

Bedrooms	3
Bathrooms	1









Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

