



30 Swains Crossing Road, VICTOR HARBOR, SA 5211

~ Springhill Estate ~ – A Grand Lifestyle

Simply extraordinary lifestyle coastal Estate offering absolute privacy and refinement in one of Victor Harbor's most exclusive enclaves. Positioned on 4.72 acres of beautifully elevated land capturing distant ocean views and surrounded by nature, manicured grounds and the gentle sounds of birdlife, this is a property that captivates from the very first moment.

Pass through the front gates and follow the meandering driveway past two picturesque lakes and manicured lawns, a setting reminiscent of a luxury winery, before arriving at the stately residence. Built in 1995, this grand home exudes timeless sophistication, with a touch of old-world Hollywood glamour seamlessly blended with modern comfort and convenience.

Inside, the home boasts five bedrooms plus a study, including a lavish primary suite complete with dressing room and opulent ensuite featuring a claw-foot bath and marble vanity. Three additional bedrooms with built-in robes are serviced by a beautifully appointed main bathroom, again featuring marble vanity and 3rd powder room.

Multiple formal and informal living areas provide flexibility for the largest of families, while the full-size billiard room (with table and accessories included) promises endless

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 26P1493

SALE DETAILS

**\$3,850,000 -
\$4,000,000**

CONTACT DETAILS

Elders Goolwa
9 Cadell Street
Goolwa, SA
08 8555 3511
RLA: 213003

Lucas Bradley
0438 404 492

family entertainment. The recently upgraded kitchen is a masterpiece showcasing gold-veined sila stone benchtops, dual pantries, premium appliances and a central island designed for both everyday living and hosting on a grand scale.

The statement centrepiece of the home is the magnificent heated indoor swimming pool and spa, an elegant year-round sanctuary for entertaining or unwinding in total privacy. A dedicated guest suite with private bathroom adjoins the pool house, offering comfort and independence for visiting family and friends.

Step outside to the expansive paved patio and wrap-around verandahs that take full advantage of the serene outlook, perfect for relaxed outdoor living, morning coffees or cosy evenings around a firepit under the stars.

An adjoining studio space invites creativity and versatility ideal as an artist's retreat, games room, yoga studio or additional accommodation if desired. A generous double garage with auto roller doors provides secure parking and convenience.

Beyond the main residence, the estate unfolds across terraced gardens, lush lawns and mature trees. A substantial lower workshop includes caretaker's quarters with newly renovated bathroom, bedroom, living space and kitchenette. Here you can store the implements and garden supplies or perhaps even that classic car collection. Mezzanine flooring provides further storage spaces also.

The first lake is spring-fed and stocked with silver perch and yabbies, while the property itself is a haven for birdlife and native fauna. An alpaca yard with shelter and auto-trough, an array of fruit trees and direct access to the Inman River complete this remarkable setting.

Additional features include:

- 5kW solar system
- Triple reverse-cycle air conditioning and gas combustion heating
- Dual hot water systems
- 12-station automatic irrigation system covering nearly all landscaped areas
- 126,000L concrete rainwater tank plus additional water storage
- Multiple pumps for irrigation and water supply
- Automatic floodlighting to driveway and lakes (a breathtaking sight by night)
- And so much more

Located along prestigious Swains Crossing Road, this is a hidden sanctuary just minutes from Victor Harbor's town centre, pristine beaches, local amenities, Investigator College and the Victor Harbor Golf Club.

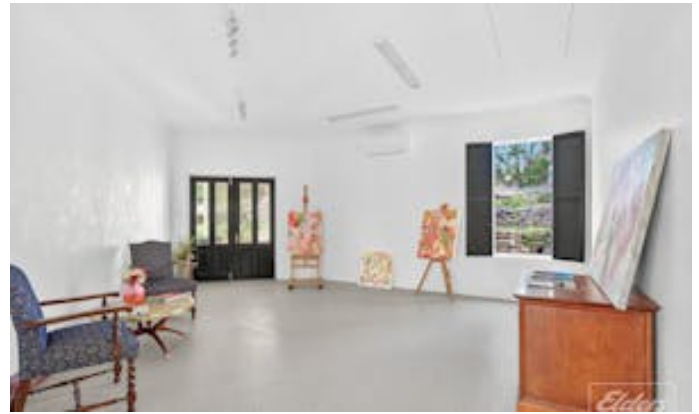
Opportunities to secure properties of this calibre are exceedingly rare - an estate of timeless grandeur, privacy and distinction that must be experienced to be truly appreciated.

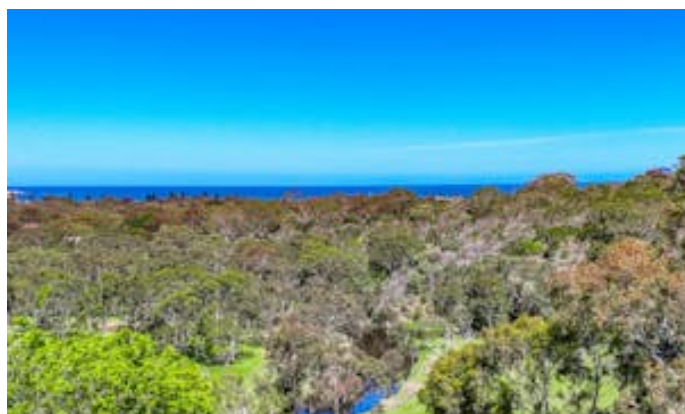
Please contact Lucas Bradley of Elders Real Estate Goolwa on 0438 404 492 for inspection times or to arrange a private inspection at any time to suit.

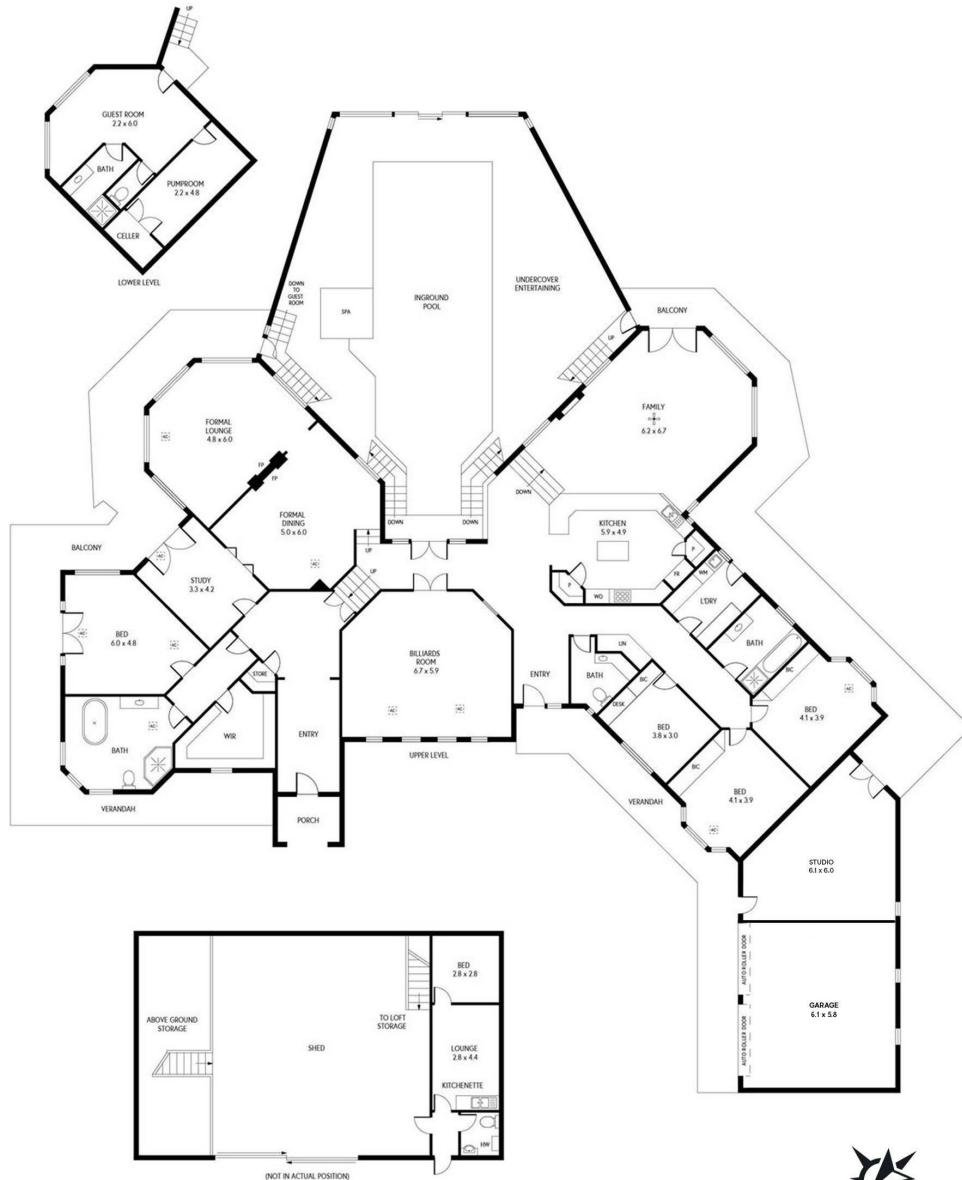
- Land Area 4.72 acres
- Bedrooms: 6
- Bathrooms: 4
- 5 car garage











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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.



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