



112 Wehrmann Road, BUNDALEER GARDENS, SA 5491

Bundaleer Cottage - Getaway to the Southern Flinders

Welcome to this fabulous lifestyle opportunity on approximately 25.2 hectares or 62.27 acres, set in the magnificent area that is Bundaleer Gardens. A rare find and a slice of heaven in the Southern Flinders Ranges, sheltering in a valley beside the Never Never Creek.

Lovingly, fully restored from original, this 1880's Freestone Cottage comprises a cosy lounge room with a feature stone open fireplace, a Country Kitchen, with plenty of bench and storage space, complete with a slow combustion heater to provide comfort and warmth throughout.

There are three good sized bedrooms and the combined bathroom/laundry is spacious with a separate toilet.

The rear boot room provides the perfect area to hang your drizabones, store your RM's, Arkubra's and dry off the dogs.

Shedding:

An original fully restored stone Barn with concrete and power provides plenty of storage for the Tractor, Slasher and all necessary equipment.

TYPE: Sold

INTERNET ID: 300P126128

SALE DETAILS

**Expressions of Interest
- Contact Agent**

CONTACT DETAILS

Head Office

80 Grenfell Street
ADELAIDE, SA
08 8425 4000
RLA: 62833

Alison Ward

0417 810 791

Bore Shed

Poison Shed

Pump Shed

Water:

2 x Bores Details TBC

1 x Rain Water Tank x 227,000ltrs

Olive Grove:

Approximately 1000 Frantoio Trees with a small number of Lecchino and Pendolino Olive Trees planted in 2000.

Olives are Dry grown and can produce between approx 30-50 kg per tree.

A further 700 Frantoio Trees were planted in 2002.

A number of wild olives are also scattered across the property.

Vines:

Shiraz - Wobbly Tom Shiraz.

Approximately 1900 vines were planted in 2001 and produced under the label Wobbly Tom Shiraz, scoring in the mid 90's by James Halliday

This outstanding opportunity would make the perfect lifestyle rural retreat, Bed & Breakfast (subject to Council Consent) or lovely smaller family home.

An opportunity to purchase Plant & Equipment as well as household furnishings can be discussed with the successful purchaser.

Call now and request a copy of our Information Memorandum and/or arrange a time to inspect.

Opportunities like this are rare in this tightly held area.

For Sale by Expressions of Interest

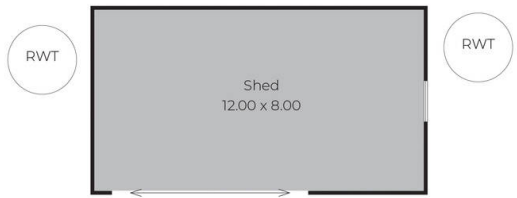
- Land Area 25.2 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single garage











Living:	105.55sqm
Verandah/Shed:	125.64sqm
Entertaining:	32.00sqm
Total:	263.19sqm

This Drawing is for illustration purposes only.
 All measurements are internal and approximate.
 Details intended to be relied upon should be
 independently verified.
 Produced by Open2view.com

