



685 Nurragi Road, STRATHALBYN, SA 5255

PERFECT FOR THE HOME BUSINESS / OR INDOOR HORSE ARENA

6.40 hectares, 15.81 acres

Panoramic views of farmland as far as the eye can see. This incredible property has been set up with the home business in mind. Plenty of shedding, solar power, flat land, and productive paddocks.

Enjoy the country life, whilst earning a living. Plenty of room for your boat, caravan, machinery, and cars. Perfect as a indoor horse arena or stabling complex

Set on approximately 6.4 hectares (16 Acres), the home has been set up to capture all aspects of the property, which is fenced to four paddocks.

The first paddock contains the home and gardens which include a double carport, 7.5m x 9m shed with cement flooring. Large outdoor paved areas for entertaining and panoramic views over the farmland.

The home has a versatile floor plan. 3 living areas and 4 bedrooms or alternatively, 2 living areas with 4 bedrooms and a study. Make of it what you will. The kitchen is the heart of the home and accesses the family room as well as the lounge dining area. This central hub services the home well with Chef upright oven, pantry cupboard, and large bench top area.

TYPE: Sold

INTERNET ID: 300P139541

SALE DETAILS

**SOLD BY SYLVIA
JEMSON-LEDGER**

CONTACT DETAILS

Sylvia Jemson-Ledger
Hills & Fleurieu
0487 301 390

The master bedroom has panoramic views across the valley as far as the eye can see. It contains an ensuite, built-in robes and glass sliding doors that lead you to the outside pergola area.

The second paddock, known as the compound area, has been set up as the workshop site. This paddock has a large expansive of shedding - approximately 34m x 13.5m, with additional lean to and a workshop with room to fit trucks or a large harvester. The flooring is cemented to 1/3 of the whole expanse. This shed has two double sliding doors as well as two single sliding doors. Perfect for the car collection, stabling, inside arena, you name it - it can do it all! Further improvements include two hay sheds. The third and fourth paddocks have been used to cut hay, giving approximately 90 round Bales sq per year.

Situated only 5 minutes out of Strathalbyn, 20 mins from Goolwa and Mt Barker and approximately 60 minutes from Adelaide CBD.

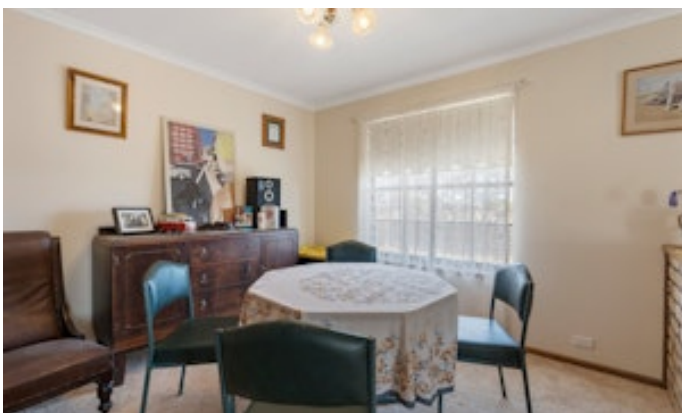
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 6.4 hectares
- Building Area: 21.00 square metres
- Bedrooms: 4
- Bathrooms: 2

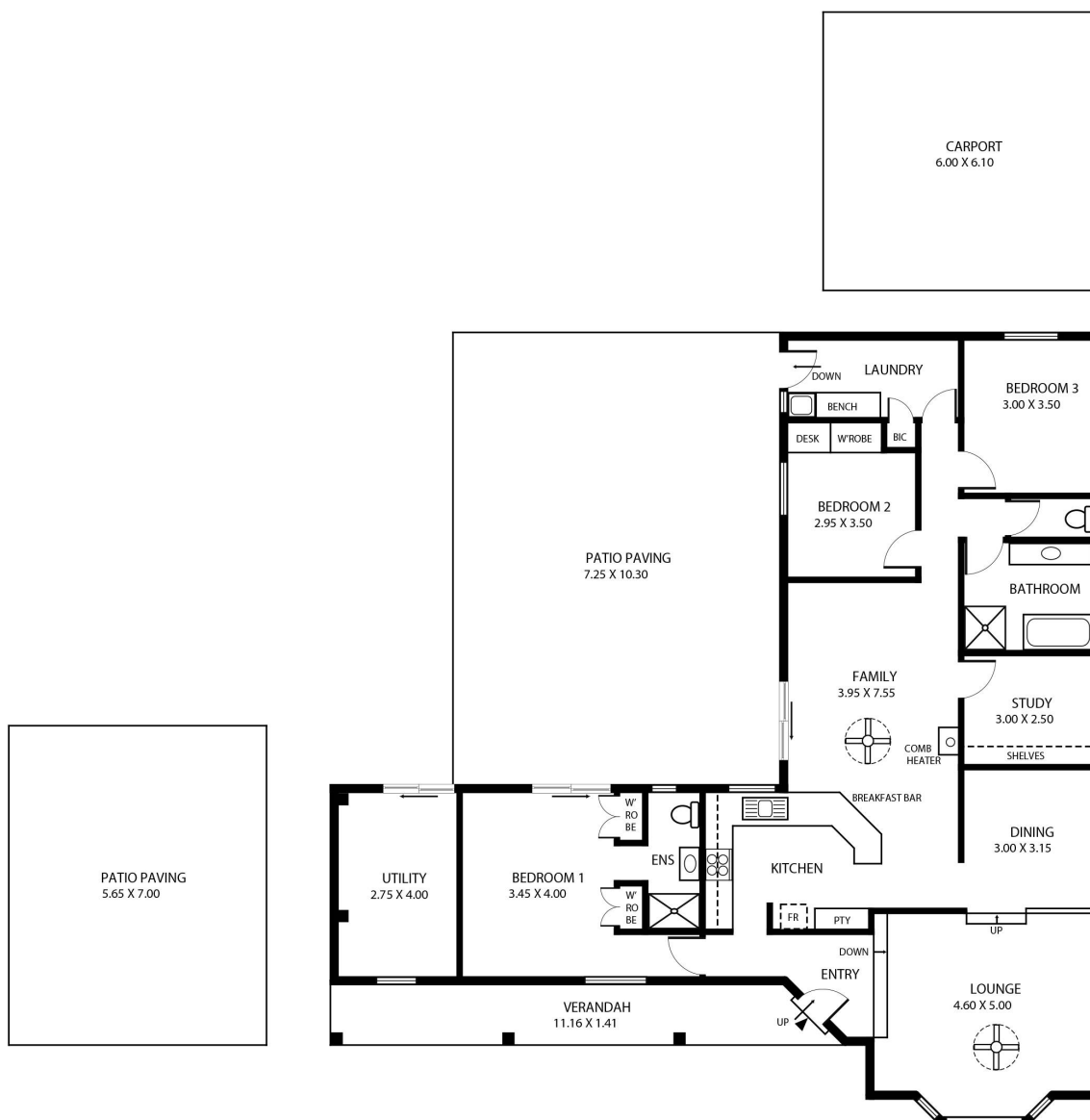
HOMESTEAD

Bedrooms	4
Bathrooms	2
House Area	21.00 square metres









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

