



151 St Georges Terrace, ARMAGH, SA 5453

PATLY HILL – THE ULTIMATE COUNTRY LIFESTYLE EXPERIENCE

Nestled in the serene Armagh Valley just 3 km from Clare main street, Patly Hill spans 15 acres of picturesque rural residential land. Offering the perfect fusion of modern comfort and idyllic country charm, this remarkable property is ideal as a spacious family retreat or an income-generating bed and breakfast venture.

A Home Designed for Lifestyle and Flexibility

Architecturally designed to accommodate both private living and guest hospitality, the main homestead offers:

- Two self-contained suites on the upper level, each featuring a private balcony with sweeping countryside views, kitchenette, and ensuite.
- A shared lounge and dining area connecting both levels, perfect for entertaining or relaxing.
- On the ground level: a master suite, office, lounge, ensuite, powder room, laundry, and a well-equipped open-plan kitchen with scullery, flowing onto an expansive outdoor entertaining space with a built-in BBQ.
- Carefully designed for privacy, the ground level serves as the perfect owner's retreat

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: 300P164020

SALE DETAILS

NEW PRICE
\$1,295,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra
230 Main North Road
Clare, SA
08 8842 9300

Julie Gabe
0438 836 508

while the upstairs can function as guest accommodation.

This layout offers flexibility to operate two B&B suites upstairs while maintaining private, independent living quarters below.

Second Residence ### Rental Income Opportunity

Separate from the main home, the second residence includes:

- Two suites with ensuites and Juliette balconies
- A spacious living room with wet bar
- Kitchen/dining area, powder room, and laundry
- Recently tenanted at \$600 per week, providing a reliable passive income stream.

Key Features of the Property

- 15 acres of scenic rural land with agricultural potential
- Two residences ### live in one and rent the other, or run as a lifestyle business
- Architectural design emphasizing natural light, panoramic views, and a harmonious blend of iron, timber, and gyprock
- 5 kW solar system with battery storage for energy efficiency
- Multiple rainwater tanks totalling approx. 180,000L capacity, plus dam water licence and livestock water system
- 7.3 x 9.2m garage/workshop with 3-phase power, hoist, and LED lighting
- 5-bay shed with power and lighting
- Olive grove with approx. 350 productive trees
- Vegetable and herb gardens, chicken run, and grape vines
- Suitable for livestock and small-scale farming

Patly Hill offers more than just a home-it's a lifestyle destination with endless potential for those seeking a peaceful rural setting, income opportunities, and space to grow.

NEW PRICE - \$1,295,000

Contact Julie Gabe 0438 836 508

Other features: 3 Phase Power, Area Views, Bush Retreat, Close to Schools, Close to Shops

- Land Area 6.158 hectares
- Bedrooms: 6
- Bathrooms: 5
- Car Parks: 6
- Double garage











GROUND LEVEL

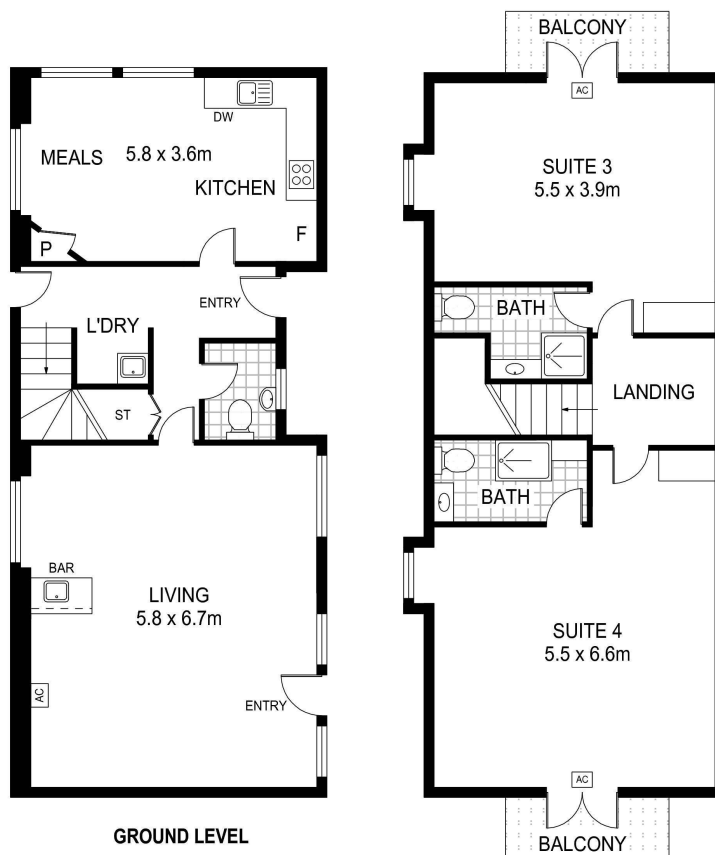
UPPER LEVEL

INT : 289m²
MAIN
RESIDENCE



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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INT : 168m²

UPPER LEVEL

ROSIE SUITES



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