



21542 Riddoch Highway, MOORAK, SA 5291

MOORAK PROPERTY - THIS IS WHERE PEOPLE WANT TO BE – AMAZING PROPERTY & LAND

This unique lifestyle property presents a rare opportunity to secure acreage living right on the edge of the city limits-just minutes from the CBD in the most sought-after location in the district.

Privately positioned behind a tree-lined driveway, the home offers space, flexibility, and comfort for the whole family. Comprising four bedrooms and three bathrooms, the layout includes multiple living areas designed to adapt to both everyday living and entertaining.

The master suite is well-appointed with a walk-in robe and ensuite, while bedrooms two and three include built-in robes. A versatile fourth bedroom or studio also features its own ensuite, ideal for guests, extended family, or a home-based workspace.

Outdoor living is effortless, with a large pergola providing the perfect setting for year-round entertaining. Inside, the indoor heated pool adds a standout lifestyle feature-perfect for family enjoyment or hosting guests.

Set on approximately 27.6 acres of fertile volcanic land, the property is well-equipped

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TYPE: For Sale

INTERNET ID: 300P176599

SALE DETAILS

\$1,650,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA

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RLA: 62833

Sarah Barney

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for a range of lifestyle or hobby farming pursuits. The current owners have made practical improvements to enhance usability, including converting four smaller paddocks into two larger paddocks for more efficient sowing. The property produced approximately 180 bales of oaten hay last season, highlighting its productivity. The Paddocks clearly have potential to become more productive and there is great opportunity to take advantage of the highly fertilise soils for activities such as grazing, cropping & cutting.

Fencing and access have also been thoughtfully cared for, with internal fencing allowing for truck access via double gates. Additional assets to the property include sight wire and electric fencing, timber cattle yards.

Infrastructure is equally impressive, with a four-bay machinery shed (approx. 10m x 6m) and a separate 10m x 6m workshop, complete with power and concrete flooring.

Originally built by a respected local builder for his own family, this is a home designed for long-term enjoyment-offering the perfect balance of lifestyle, space, and convenience.

For further information or to arrange your private inspection, please contact Sarah Barney

Size â## Approx 27.6 Acres

Built in approx. 1987

Council Rates - \$831.00 Per Quarter

- Land Area 27.6 acres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 7











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This drawing is for illustration purpose only. All measurements are approximate and information provided is to read upon should independently verified.

