



1013 Julia Road, NGAPALA, SA 5374

From Paddocks to Porch: Your Hobby Farm Awaits

Set on approximately 17.17 acres and just 13km from Eudunda via bitumen roads, this beautifully restored 1920 stone residence offers the perfect blend of rural charm, modern upgrades, and self-sufficient living.

Surrounded by rolling paddocks and clear, fully fenced boundaries, the property has been thoughtfully updated throughout, ready for you to simply move in and start enjoying the lifestyle on offer. The classic stone exterior hints at the home's heritage, while inside, fresh finishes, high ceilings, and an abundance of natural light bring comfort and character together.

At the heart of the home is a brand new eat in kitchen, designed for functionality and style. With a central island bench, gas cooking, ample bench space, and an abundance of storage, it's ideal for busy family life or weekend entertaining.

The home comprises of four bedrooms, each with its own unique features. The main bedroom offers built in robes, high ceilings, carpet flooring, and a ceiling fan. The second bedroom includes x 2 built in storage and floating floorboards, while the third offers two wardrobes and matching floating floors. The fourth bedroom offers versatility and can easily be transformed into a functional home office or study.

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: 300P182177

SALE DETAILS

**Expressions Of Interest
By 20/08/25 @ 5pm
(USP)**

CONTACT DETAILS

Barossa

127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Teri Wenske
0409 687 465

The living space is warm and welcoming, with a central lounge featuring floating floors, ceiling fan, an ornamental fireplace, and large doors that open to the outdoors.

The bathroom has been cleverly configured into three separate zones for added functionality, a dedicated bath area, a combined shower and laundry space, and a separate toilet all tastefully upgraded.

For those chasing a more sustainable way of life, this property is ready to deliver. With approximately 190,000 litres of rainwater storage, plus a bore supplying a 30,000L tank, you'll be well equipped for self sufficient living. There is no mains water, ensuring true off grid potential, and a 4.8kW solar system has already been installed, just waiting to be connected.

Outdoors, five fenced paddocks provide space for grazing stock or creating your own hobby farm. The established orchard is already thriving, with fig, orange, nectarine, apricot, apple, and mulberry trees. Multiple sheds and animal shelters offer versatile storage and housing solutions for tools, equipment, or livestock.

Whether you're looking to escape the city, grow your own food, raise animals, or simply soak up the peace and beauty of the countryside, 1013 Julia Road, Ngapala delivers an exceptional opportunity to embrace rural life without compromising on comfort.

Properties like this with charm, space, and sustainability don't come along often. Don't miss your chance to secure a slice of lifestyle living.

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. Elders Real Estate RLA62833

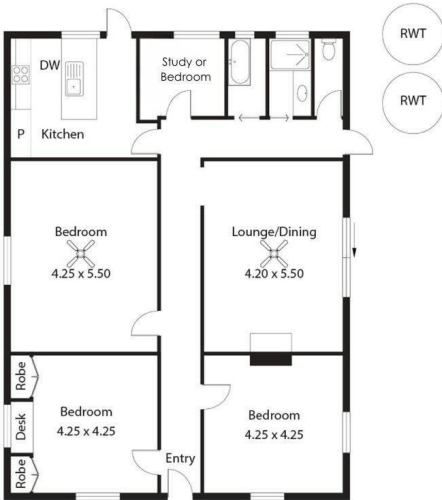
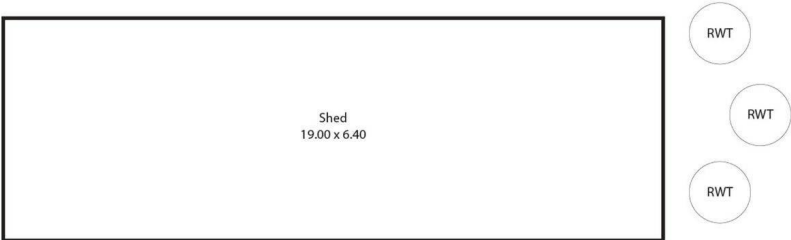
- Land Area 6.95 hectares
- Bedrooms: 4
- Bathrooms: 1
- 8 car carport







1013 Julia Road,
NGAPALA



Living:	129.205Q.M
Shed:	115.005Q.M
TOTAL:	244.205Q.M

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