



409 Flagstaff Hill Road, MIDDLETON, SA 5213

Once in a generation opportunity, with views as far as the eye can see

48.46 hectares, 119.74 acres

Located just a short drive from the beautiful beaches of Middleton and Port Elliott you will find MacFarlane Hill and this breath taking 48.46 Hectare (120 Acre) rural property.

Surrounded by spectacular panoramic views that overlook Clayton Bay, the Coorong, the mouth of the Murray River, and much of the coastline from Goolwa to Victor Harbor, this amazing property offers a stunning backdrop for rural living, farming, or potential business opportunities.

As you enter the property you will feel an immediate sense of elevation and space, as the driveway crests 159 meters above sea level. Magnificent coastal views dramatically unfold, welcoming your arrival to MacFarlane Hill homestead, perfectly positioned to make you feel on top of the world.

The Homestead

Flowering Agapanthus line the front of this much-loved family home, here you will find

TYPE: For Sale

INTERNET ID: 300P183558

SALE DETAILS

Contact Agent

CONTACT DETAILS

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the main entry that leads to a generous lounge and family room, separated by a floor to ceiling fireplace, and picture windows that capture every breath taking view.

The family and dining room floors are finished with beautiful Willunga Slate, contrasting perfectly with the coastal themed kitchen that is the centre piece of this amazing home. Frosted glass cabinetry, a glass splash back, and generous benchtops complete the modern kitchen which has ample storage, a good-sized walk-in pantry, and quality appliances including, 5-burner gas stove and self-cleaning oven.

Homestead features include,

- Extensive wraparound verandah to take in the sea and valley views
- Craftsman built timber bar and temperature-controlled wine room
- Spacious main bedroom wing, that opens onto a lovely courtyard with reverse cycle A/C, upgraded ensuite and custom walk-in robe
- 2 good size additional bedrooms tastefully finished with built in robes, a centrally located main bathroom, plus a 4th bedroom, or rumpus room for the kids
- Laundry with plenty of cupboard space and direct access to outside verandah
- All weather outside entertaining area and courtyard with ornamental grape vines
- Floor to ceiling fireplace for those cool winter nights
- Reverse cycle air conditioning and contemporary timber ceiling fans
- Library with a relaxing window seat, overlooking northern courtyard
- Substantial home office with lots of desk space and storage
- 3 phase power, 225,000L rainwater approx., septic system, 6 bay garage and large storage shed. There are 2 additional water tanks for the gardens.

The Land

48.46 Hectares (120 Acres) of stunning countryside with large open paddocks suitable for containing stock, keeping horses, grazing and small intensive crops. Divided into 16 fenced paddocks and 6 holding yards this landmark location, known as MacFarlane Hill, has magnificent views of the Southern Mount Lofty Ranges and Fleurieu Peninsula Coastline, making this an exceptional property with significant lifestyle and enhancement opportunities.

Infrastructure and shedding

- o There is an abundance of water including stored rainwater, an underground spring with solar powered pump, and spring fed dam
- o An ex-dairy and nursery, each with concrete flooring and 3 phase power, can be utilised for storage or works sheds
- o There are 2 Hay sheds each measuring approximately 190M2
- o 9 small animal shelters and for the horse enthusiasts, 2 stables and a tack room are located next to the homestead

Situated between Goolwa and Victor Harbor and close to the popular seaside destinations of Middleton village, Horseshoe Bay and Port Elliot, this outstanding property is a slice of country and coastal paradise that offers an enviable lifestyle and

opportunity to own your perfect private getaway or substantial farming enterprise.

CT: Volume 6030 Folio 460

Council: Alexandrina

Zoning: Rural

Built: 1990

Land: 48.46ha (approx)

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 48.46 hectares
- Building Area: 335.00 square metres
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2
House Area	335.00 square metres









