



## 532 Snug Cove Road, WESTERN RIVER, SA 5223

SERENDIPITY | KANGAROO ISLAND

**137.00 hectares, 338.53 acres**

- 137 ha, freehold, with a total of 61 ha pasture, of attractive undulating country.
- Character 3 bedroom, 1 bathroom timber framed /clad solar passive house
- Northerly aspect, views over the Snug Cove valley to the ocean and Yorke Peninsula
- 15 x 9 x4.3m steelframed zincalume machinery shed, new in 2020, concrete floored, and power. 5 sliding doors with 3.4 m clearance, separate lock up workshop.
- 2 sets of sheep yards, one at the house,(includes loading ramps), the other central to the main paddocks
- Abundant birdlife around the house area
- Watered by rainwater catchment, farm dams, and permanent flow in the creek lines.
- Average rainfall of 750mm/annum
- Further one dam in the native vegetation is spring fed, facilitating gravity fed

**TYPE:** For Sale

**INTERNET ID:** 300P183630

**SALE DETAILS**

**\$895,000**

**CONTACT DETAILS**

**Elders Real Estate  
Kangaroo Island**  
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KINGSCOTE, SA  
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RLA: 62833

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reticulation.

- Sprinkler systems installed both at the house and sheeppyards.
- Currently carrying 245 ewes, with 297 lambs at foot, and 12 rams.
- Exceptional fertilizer history, 180kg single super/ha over the past 15 years
- Fencing vermin proofed with a combination of 7 line cyclone, electrics and barbed wire, majority swinging gates.
- All vegetation, creeklines fenced off.
- A feature of the pastured areas is the protection afforded by ancient yakka hedges
- Lighthouse beacons visible at night.

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 137 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>









