



## 18 Popes Hill Road, WATERVALE, SA 5452

**WATERVALE RETREAT** - A tranquil country lifestyle with exceptional income!

Home & Business Opportunity | 4 Cabins | 6.6 Acres

Welcome to Watervale Retreat, a beautifully renovated lifestyle property nestled in the heart of the Clare Valley. Set on 6.6 acres of tranquil countryside with expansive valley views, this unique offering combines a charming family home with a separate well established and highly successful accommodation business-perfect for those seeking a tree change, investment opportunity, or dual-purpose living.

### THE RESIDENCE

A fully renovated character cottage offering modern comfort with timeless charm.

### Renovations & Systems:

- Evaporative cooling throughout the home plus multiple split system air conditioners
- Underfloor heating in bathroom
- Double-glazed windows in bathroom and toilet.

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:** 300P183869

### SALE DETAILS

**EOI - Guide \$1,250,000  
- \$1,350,000**

### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA  
08 8842 9300

**Alison Ward**  
0417 810 791

Kitchen:

- Custom-built by Macks Cabinets
- Ambassador Stone benchtops
- Bosch 900mm oven with gas cooktop
- Tiled flooring, 2 pantries (1 for home and 1 for business)
- Split system Air conditioning
- Bosch Dishwasher
- Skylight

Laundry:

- New cabinetry and benchtop by Macks Cabinets
- Tiled floor, skylight, built-in linen storage

Dining Room:

- Pine floorboards
- Skylight for natural light
- Cleverly concealed wine storage

Living Room:

- Timber floors, slow combustion heater, ceiling fan
- Glass door opens to the front verandah

Bathroom:

- Stylish walk-in shower
- Underfloor heating, double glazing

Bedrooms:

- Master: Original Baltic pine floors, built-in robes, ceiling fan
- Bedroom 2: Built-in robe, Baltic pine floors, ceiling fan
- Bedroom 3: Currently a music room; tiled floor, split system A/C, glass sliding door to rear deck, ceiling fan.

Granny Flat:

- Spacious bedsit with private bathroom-ideal for guests or extended family
- Reverse Cycle Split System Air conditioner

Outdoor Living:

- Expansive entertaining decks on the west and south sides
- Perfect for alfresco dining, sunset views, and soaking in the valley scenery

#### Office & Storage:

- Separate office and storeroom
- Undercover parking
- Convenient space for guest check-ins and cabin supplies

#### THE CABINS

Four self-contained cabins offering a peaceful retreat for couples, families, or small groups. The cabins are quite separate to the residence providing peace and privacy.

#### Each cabin includes:

- Queen bedroom
- Kitchen, dining and lounge area
- Bathroom facilities
- Air conditioning
- Attached carport

#### Additional features:

- 3 cabins include a single bed for extra guests
- 1 cabin is wheelchair accessible with extra space for mobility aids
- Central BBQ and gathering area for guests
- Garden shed with concrete floor for nearby storage

#### Expansion Potential:

- Council approval for 4 additional cabins (now lapsed but may be renewed)

#### Outdoors & Wildlife

- Irrigation system to cottage gardens
- Meandering rustic paths through native gardens
- Fully fenced house garden-ideal for pets, children, or a veggie patch
- Designer chicken coop with feed shed
- Pop-up sprinklers for lawn care
- Resident animals included: Emus (Nipi & Emi), Deer (Bella), Alpacas (Hector & Picasso) - Permits required

#### Water Supply



- Rainwater: Approx. 440,000L from 5 integrated tanks
- Bore: Approx. 105m deep for stock and lawn use

#### Shedding & Solar

- Massive approx 70 ft x 30 ft shed with concrete floor and 3-phase power
- Attached lean-to approx 70 ft x 20 ft ideal for business expansion
- Additional storage shed adjoining the granny flat at the house
- 4 animal shelters throughout the property
- 3 large, caged dog kennels
- 10kW solar system

#### Location & Opportunity

Watervale Retreat is in a well-established and respected destination in the Clare Valley, offering a rare blend of lifestyle and income. Whether you're looking to expand the business, enjoy a peaceful rural life, or both-this property delivers.

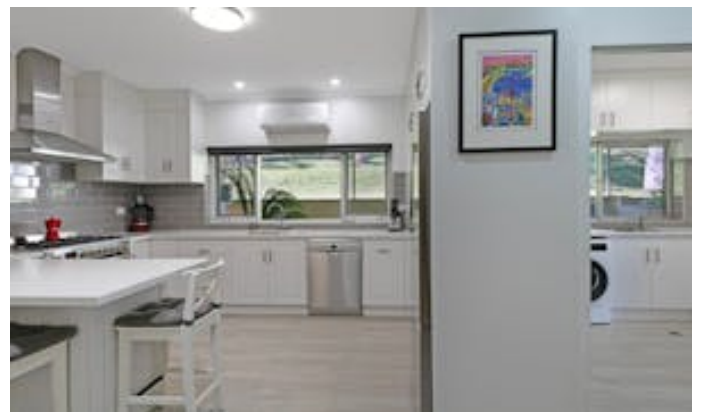
#### Enquire Now

Opportunities like this are rare in such a sought-after location. Request your Information Memorandum and book your private inspection today.

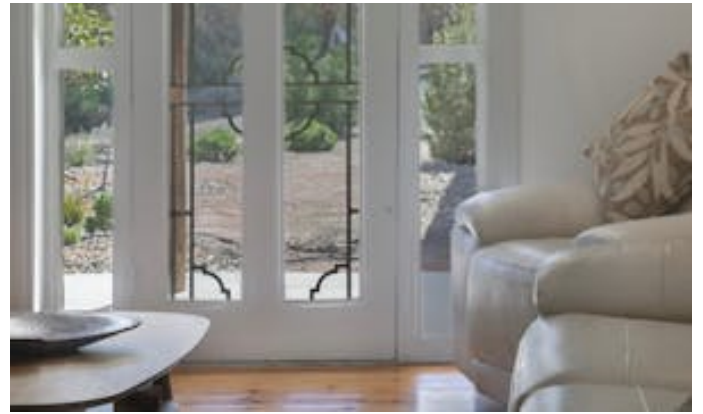
For Sale by Expressions of Interest (Guide \$1,250,000 - \$1,350,000)

Other features: Close to Schools, Close to Shops

- Land Area 2.67 hectares
- Bedrooms: 8
- Bathrooms: 6
- 6 car garage
- 6 car carport
- Floorboards







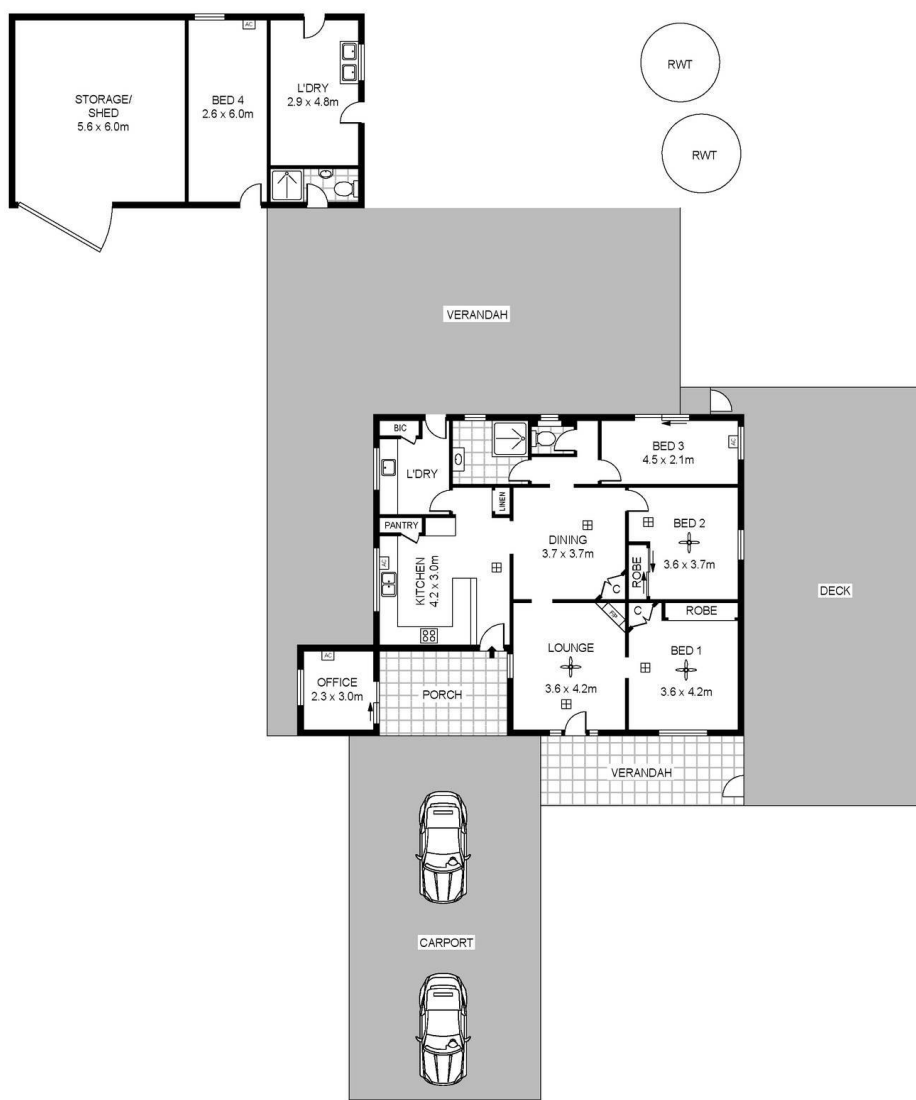












Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 108m<sup>2</sup>

Watervale Retreat, Watervale

# Watervale Retreat

Three of the four cabins include a queen and single bed as shown below.

One cabin includes a queen bed only and space for a porta cot (in place of the single bed) which is available on request at no extra charge.

CABIN SIZE	
CABIN	32sqm
VERANDAH	16sqm
TOTAL	48sqm

