



## 207 Halfway House Road, ANNADALE, SA 5356

Peace, Privacy & Potential on 80 Acres.

Escape to the peace and privacy of country living with this incredible acreage opportunity in Annadale. Set on approximately 32.97 hectares (80 acres approx.), this property combines space, self-sufficiency, and versatility, all within the stunning surrounds of the Mid Murray Dark Sky Reserve.

The main home features three bedrooms and one bathroom, while a separate granny flat adds an additional two bedrooms and one bathroom – perfect for extended family, guests, or rental potential (STPC).

Sustainability and comfort come together here. The property offers a 10kW solar system with 17kW battery storage, plus an 8.4kVA generator as reliable backup. Importantly, the home is also connected to mains power, ensuring peace of mind for those not looking to live fully off-grid. There is also an impressive 120,000L of rainwater storage available, with approximately 44,000L plumbed to the house, providing valuable water security for the property.

Outdoors, you'll find plenty of shedding and storage, along with an enclosed yard around the house-ideal for children and dogs to play safely. The expansive land itself offers endless possibilities, from lifestyle pursuits to hobby farming or creating your own

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:** 300P185171

**SALE DETAILS**

**E.O.I. - Closes**  
**31/10/25 @ 4pm U.S.P.**

**CONTACT DETAILS**

**Barossa**  
 127 Murray Street  
 Tanunda, SA  
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 RLA: 62833

**Nicola Biagi**  
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rural retreat (STPC).

Whether you're seeking a peaceful escape, room to grow, or the freedom of the acreage lifestyle, this Annadale property is a rare find.

Land: 32.97hA approx.

Zoned: RuL â## Rural Living

Council: Mid Murray

Electricity: Mains

Hot Water: Electric/Solar

Solar:10kw + 17kw Battery

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

Other features: Car Parking - Surface, Openable Windows

- Land Area 32.97 hectares
- Building Area: 124.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage







