



## 72 Swampy Crescent, NANGKITA, SA 5210

Modern Country Living on 20 Acres - A Dream Lifestyle Awaits with Breathtaking Views

**8.09 hectares, 20.00 acres**

Step into your own private modern country retreat - where luxury meets sustainability, and every day feels like a serene escape. Set on 20 pristine acres with abundant water flowing through the picturesque wetland, lush orchard, and expansive views, this fully renovated executive home offers the lifestyle you've been dreaming of.

### Modern Charm Meets Country Heart

Behind the post-and-rail fencing and sweeping driveway lies a timeless, light-filled home with 5 spacious bedrooms, 2 stylish bathrooms, and a dedicated study. Polished timber floors flow throughout open-plan living spaces, while expansive windows frame breathtaking views and flood the home with natural light.

The beautifully renovated kitchen is the heart of the home - featuring a Stone benchtop, Smeg combination oven, Bosch dishwasher, Butler's pantry, and an effortless connection to indoor and outdoor living. The segregated parents' wing offers a private retreat, complete with a cozy sitting area and study - the perfect place to work, unwind, or simply enjoy the view.

### Nature, Luxury & Lifestyle - Perfectly Balanced

**TYPE:** For Sale

**INTERNET ID:** 300P186318

**SALE DETAILS**

**Best Offer Over \$1.5Mil**

**CONTACT DETAILS**

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Hills & Fleurieu  
0487 301 390

Designed for those who value sustainability, space, and style, the property features:

- 3kW solar system with a rare 50c SAPN feed-in tariff (locked in until 2028)
- Abundant water supply with approx. 90KL of rainwater storage and a bore-fed header tank with solar bore pump
- Established orchard with plums, pears, apples, cherries, almonds, olives, pistachios & more
- Irrigated vegetable gardens and greenhouse - live farm-to-table every day
- Four fully fenced paddocks - ideal for cattle, horses, or hobby farming
- Mature gums, birdlife & tranquil wetlands with two charming crossings
- Total seclusion & privacy, with three road access points for flexibility

#### Shedding, Storage & Space for Everything

- 4-bay powered garage, 2-bay carport and 9 x 7m workshop with concrete floors
- Plenty of space for caravans, boats, tools, and toys
- Room to expand, work from home, or pursue your passions
- The Lifestyle You've Longed For

Wake up to the sound of birdsong, ride your horse at dawn across misty paddocks, or enjoy sunset drinks under the pergola with loved ones. From romantic mornings on the deck to starlit evenings by the wetlands, every inch of this property has been designed to nourish.

#### Your Forever Home Awaits

If you've been searching for that rare blend of luxury, sustainability, and lifestyle, this is it. A true sanctuary for nature lovers, families, or those seeking space and peace - all in a home that radiates class, comfort, and timeless elegance.

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 8.093713 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	2





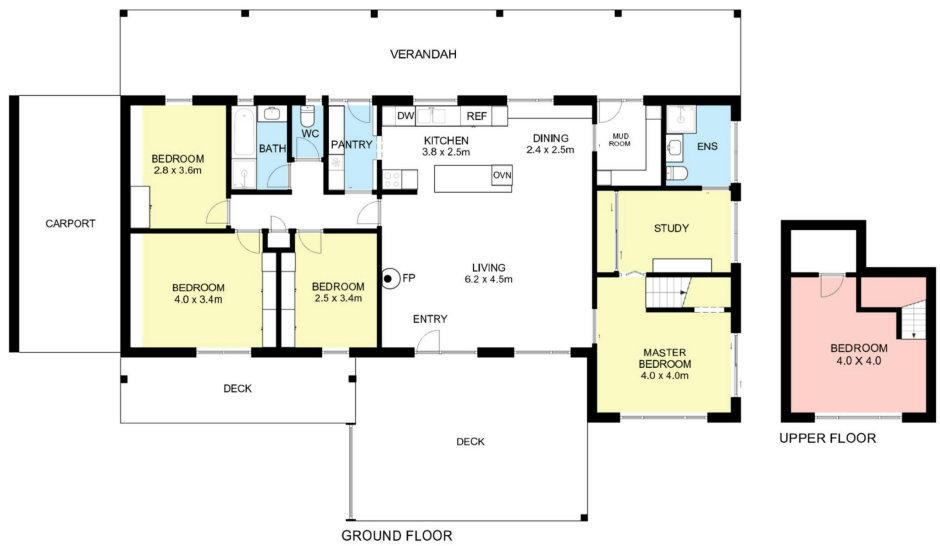












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