



## 413 Gemmell Road, GEMMELLS, SA 5255

Lifestyle Property with Outstanding Infrastructure & Elite Horse Facilities (53.64 HA ), Breath taking views

**53.64 hectares, 132.54 acres**

53.64 Hectares of Premium Adelaide Hills / Fleurieu Region Land with Breathtaking Views/ Multiple Income Streams

### The Home

Perched in one of the most breathtaking locations the region has to offer, this architecturally designed Kookaburra home is a true masterpiece of lifestyle living. Purpose-built to embrace space, serenity, and style, this remarkable residence captures uninterrupted 360-degree panoramic views that are simply spectacular.

From every room, enjoy vistas that stir the soul - tranquil Lake Alexandrina, the twinkling lights of Tailem Bend by night, the rolling vineyards of the Langhorne Creek wine region, and the peaceful charm of Milang in the distance. Whether it's sunrise over the lake or sunset behind the hills, every moment feels like a painting.

The home is generously proportioned with double-sized bedrooms, each offering unique, awe-inspiring outlooks. Two expansive living areas feature large glass sliding

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**TYPE:** For Sale

**INTERNET ID:** 300P186336

### SALE DETAILS

**Best Offers Over**  
**\$1,950,000**

### CONTACT DETAILS

**Sylvia Jemson-Ledger**  
**Hills & Fleurieu**  
0487 301 390

doors opening to a spacious outdoor entertaining area - perfect for alfresco dining under the stars or relaxing with a glass of local wine.

The parents' wing includes a master bedroom with walk-in robe and ensuite, plus outside access that doubles as a boot room or convenient toilet entry without crossing the house. It also features a separate lounge room and study, creating a private retreat.

The chef's kitchen is a dream - large walk-in pantry, ample bench and cupboard space, electric cooktop, and an outlook over the entertaining areas and property. The kitchen, dining, and family areas seamlessly flow together and are adjacent to the parents' retreat, ideal for hosting large gatherings.

The other three bedrooms are located in a separate wing with the main bathroom, which includes a shower alcove, built-in bath, vanity unit, and separate toilet. This wing also offers direct access from the double garage, making entry and exit seamless.

### Horse Facilities

Designed with the horse enthusiast in mind, this property boasts exceptional equestrian infrastructure:

- Oversized Olympic arena approx. 65m x 25m with sandy base for excellent drainage, allowing year-round training while enjoying the stunning views
- Round yard area
- Three fully lined stables with adjoining day yards 4m x 12m
- Multiple shelters and yards scattered throughout the paddocks
- Approximately 17 paddocks in total, connected by raceways for easy livestock movement
- Hot water wash bay setup for horse care and pampering 12m x 7 m x 4m
- Additional machinery shed with concrete flooring, perfect for housing horse trucks, caravans, tractors, and farm machinery 12m x 12m x 4m in height

### Land & Cattle Facilities

This property offers sustainable grazing and extensive livestock infrastructure, ideal for cattle and horses alike:

- Approximately 53.64 hectares of well-maintained pastures, never overgrazed
- Sustainable for 24 breeders plus 7 horses
- Extensive fencing with electric internal and external fences, equipped with multiple isolators for easy troubleshooting
- All paddocks are water-fed via dams, rainwater tanks, and mains water, ensuring reliable supply year-round
- State-of-the-art cattle yards and raceways throughout paddocks facilitate easy stock management
- Original shearing shed holds character and potential for conversion into unique guest accommodation or farm use 12m x 18 m plus 6m x 18 m Carport

### Granny Flat / Additional Accommodation

Separate from the main residence is a fully self-contained granny flat / teenage retreat featuring:

- Three bedrooms
- Kitchen and bathroom
- Ideal accommodation for stablehands, extended family, or visitors

This second dwelling offers potential for income streams such as farm stays, bed and breakfast (STCA), or tourist accommodation, enhancing the lifestyle opportunities this property provides.

#### Additional Features

- Expansive 5-bay shed with concrete floors, wide enough for car, caravan, horse float, or farm machinery 12m x 18 M x 3m in height
- Implement shed 6.5 m x 4m x 3 m
- 6kW solar system with battery backup, designed for energy efficiency and future readiness
- Stunning natural landscape attracting abundant native birdlife

This is more than just a property - it's a rare lifestyle estate where the possibilities are endless, the views are timeless, and the infrastructure supports a premium rural lifestyle like no other.

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 53.64 hectares
- Bedrooms: 7
- Bathrooms: 4

**HOMESTEAD**

<b>Bedrooms</b>	<b>7</b>
<b>Bathrooms</b>	<b>4</b>

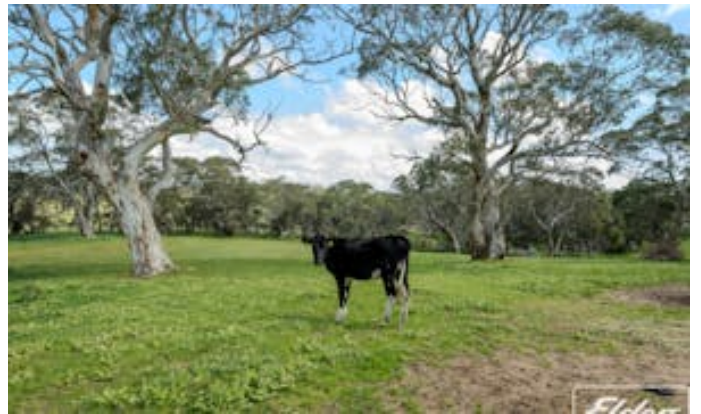














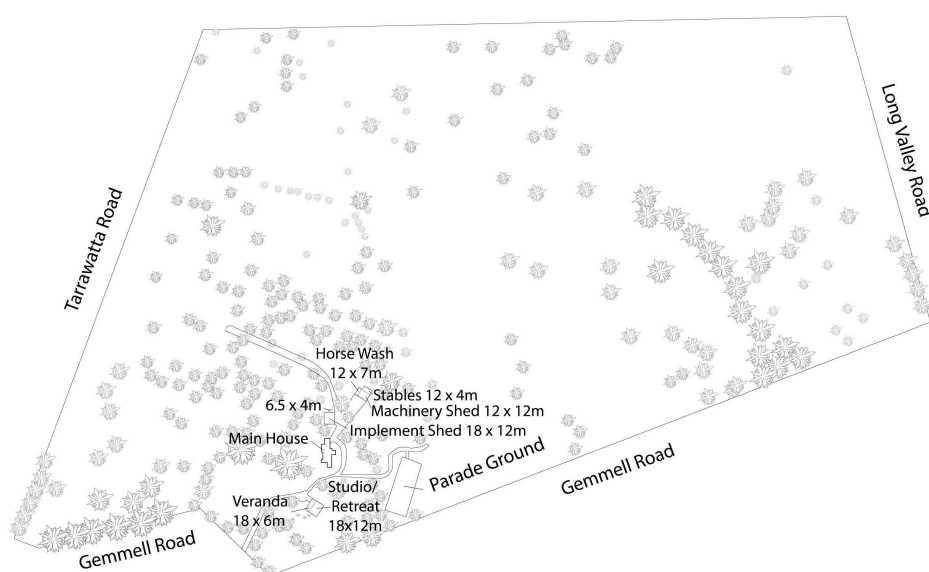






Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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**GEMMELLS**



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