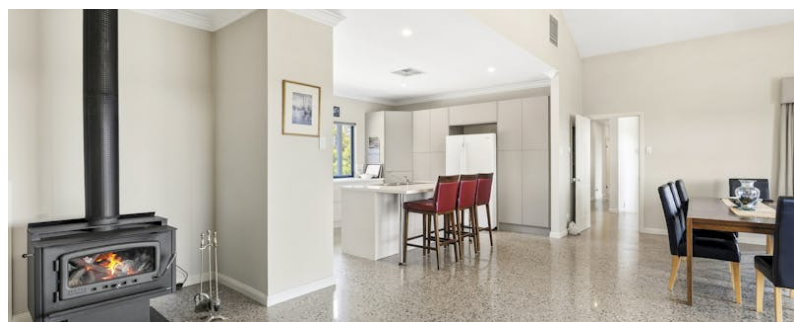




226 Fleet Road, SUNNYDALE, SA 5353

An Impressive Riverfront Lifestyle Opportunity with Room to Live, Work and Grow

88.80 hectares, 219.42 acres

Set on approximately 88.83 hectares (219.5 acres) with river frontage, wetlands and a licensed jetty with houseboat mooring, this impressive two-storey home delivers a rare combination of space, seclusion and waterfront living.

Upstairs, the main residence offers a generous master bedroom complete with a large ensuite and walk-in robe, along with three additional bedrooms. The open-plan kitchen, living and dining area is finished with polished concrete terrazzo flooring, flowing out to a full-length balcony where sweeping river views set the scene for year-round entertaining. A modern bathroom completes the upper level.

Downstairs functions as a fully self-contained living zone, ideal for extended family, guests or dual-living arrangements. It includes its own kitchen, bathroom, office and a dedicated pool room with the pool table included. A ceiling-mounted projector and screen add to the appeal, while an oversized two-car carport sits directly under the home.

TYPE: For Sale

INTERNET ID: 300P189480

SALE DETAILS

\$2,200,000

CONTACT DETAILS

Elders Riverland
2 East Terrace
LOXTON, SA
8588 6066
RLA: 62833

Wayne Kleemann
0417 000 988

Comfort is assured with ducted evaporative air-conditioning upstairs, a split system to the main bedroom and downstairs living, a slow-combustion heater with wetback, and a solar hot water system. Energy efficiency is further enhanced by a 10kW three-phase solar system with a 44c feed-in tariff secured until 28 June 2028. Four 22,500-litre rainwater tanks supply the home year-round.

A suite of shedding provides outstanding functionality:

- Shed 1: 20m x 8m x 4m with evaporative A/C, LED lighting and mezzanine
- Shed 2: 24m x 8m with slaughter room, toilet, bandsaw, coolroom and evaporative A/C
- Shed 3: 12m x 7.7m implement shed with rubble floor
- Shed 4: 9m x 12m shed at property entrance with power, rubble floor and 28,500L rainwater tank

Further improvements include a bessa-block pump shed with a 37kW three-phase irrigation motor and pump plus a domestic Grundfos pump, along with approximately 40 acres to sprinklers. For those seeking a private escape, multiple riverfront camping sites add to the lifestyle, while the licensed jetty and mooring make boating and fishing part of everyday life.

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 88.8 hectares
- Bedrooms: 4
- Bathrooms: 4



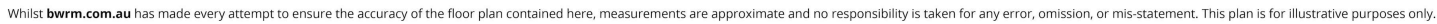
HOMESTEAD

Bedrooms	4
Bathrooms	4









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.