



## 116 Bollenhagen Road, MONASH, SA 5342

### A Rare Rural Lifestyle Opportunity on 15 Cleared Acres

Set across approximately 15 acres of cleared land, this well-established Frank Nesciâ built home offers space, infrastructure and versatility rarely found in today's market. Whether you're seeking a productive rural holding, a lifestyle retreat or a property with room to grow, the potential here is genuinely endless.

The main residence is a comfortable three-bedroom, one-bathroom home, thoughtfully designed and well maintained, complete with split system air conditioning and surrounded by established lawns and gardens. A separate one-bedroom, one-bathroom lined unit within the shed provides excellent flexibility for extended family, guest accommodation.

The property is exceptionally well equipped for rural pursuits. A massive 110m x 25m shed with 11 bays and power is ideal for machinery, storage, workshops or business use, complemented by multiple garden sheds. Bird enthusiasts will appreciate the multiple bird aviaries, while horticultural users will benefit from three orchid houses, established fruit trees, and a fully implemented automatic irrigation system.

Outdoor living is well catered for with a large paved entertaining area, perfect for hosting family and friends while enjoying the peaceful rural surrounds. Practical

**TYPE:** For Sale

**INTERNET ID:** 300P190635

#### SALE DETAILS

**\$632,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

0437 236 669

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infrastructure includes rainwater tanks, a CIT settling tank, and well-planned services throughout the property.

Located in the popular rural district of Monash, this property delivers space, privacy and functionality while remaining within easy reach of Berri and Barmera town amenities.

Key features include:

- 3-bedroom, 1-bathroom Frank Nesci built home
- Separate 1-bedroom, 1-bathroom lined unit in shed
- Approx. 15 acres of cleared land
- 110m x 25m shed with 11 bays and power
- Multiple bird aviaries
- Three orchid houses
- Established lawns, gardens and fruit trees
- Large paved outdoor entertaining area
- Rainwater tanks and CIT settling tank
- Automatic irrigation system
- Multiple garden sheds
- Split system air conditioning

This is a unique opportunity to secure a highly versatile rural property with infrastructure already in place.

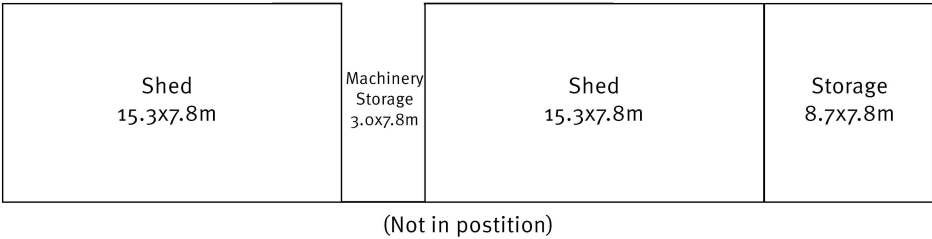
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RLA62833

- Land Area 15 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 10









Approx. interior living area: 170m<sup>2</sup> (Including Granny Flat)  
Measurements are approximate. Colours are for illustration purposes only.

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