



134 Farrell Flat Road, CLARE, SA 5453

A Tuscan-Inspired Country Estate Where Time, Tradition and Abundance Flourish

Bathed in timeless beauty and rich with old-world romance, 134 Farrell Flat Road is a long-cherished love affair with the land. A property that whispers of another era, it stands as a graceful reminder of simpler pleasures, honest produce, and a life well lived. This enchanting homestead has nurtured its owners generously offering abundance, beauty, and an enduring sense of belonging.

Set across just over 11 acres of rolling countryside, the residence is currently configured as a three-bedroom, one-bathroom home with two toilets, yet offers the flexibility to expand to four bedrooms if desired. First impressions are unforgettable: a circa 1910 bull-nosed verandah residence, elevated and perfectly positioned, immediately commands attention upon arrival-exuding the romance and elegance reminiscent of a Tuscan villa.

Step inside to soaring 3.6-metre ceilings, wide timber floorboards, sash windows, and a grand hallway anchored by a leadlight feature door and side panel. A dry cellar and beautifully established gardens further enhance the sense of history and character, creating a home filled with treasured moments and enduring charm.

The country style kitchen is the heart of the home. Embraced by an Esse hybrid wood

TYPE: For Sale

INTERNET ID: 300P191164

SALE DETAILS

**EOI \$1,400,000 closing
28/2/2026 Midday**

CONTACT DETAILS

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stove, offering the ardent chef the best of both worlds. Slow combustion on one side and 2 electric ovens and cooktop on the other. This handcrafted stove is the centrepiece that fills the home with radiant heat and welcome warmth.

Outdoors, a second kitchen caters for long lunches and evening feasts, complete with plumbed sink and dishwasher. The outdoor living area is truly a space to bring friends and family together.

The land itself is a true celebration of Mediterranean abundance. Home to approximately 1,000 olive trees spanning eight varieties-the grove was planted some 35 years ago. Irrigation is available yet rarely required. The olives are harvested for both oil and table use, producing sought-after local fare.

Complementing the grove is a thriving fruit orchard for creating your own delights. Table grapes, sultanas, and wine varieties of cabernet, shiraz, and merlot invite the opportunity to craft your own vintages. A productive vegetable garden awaits seasonal planting.

Water security is well considered, with approximately 28,000 litres of rainwater storage for household use, septic system, SA Water connected, and a bore with a transferable water licence for irrigation.

A collection of sheds-each practical and purposeful-includes a powered workshop with cement floor, an olive-pressing production shed with double carport frontage, three additional storage sheds, and a delightful outdoor summer room.

Ideally located, the heart of Clare township is less than five minutes away, with Clare Hospital even closer. The renowned Clare Valley Riesling Trail is nearby, offering walkers and cyclists a picturesque 20-kilometre journey through vineyards, cellar doors, and historic townships to Auburn.

The current owners have enjoyed strong and growing demand for their fresh local produce, with loyal returning customers year after year. Their olives are supplied to local restaurants in the Clare Valley. The opportunity exists to continue servicing the Clare Valley community if that is what the new owners want to do, or similarly the olive grove can be managed by professional contractors.

134 Farrell Flat Road is a market gardener's paradise and a celebration of living from the land. A place to reap what you sow, to gather, to create, and to savour. Whether your dream is a hobby farm, a self-sufficient lifestyle, or sharing nature's bounty with your local community, this remarkable property is must-see.

Other features you will love:

- . Bore with transferrable irrigation water licence under the Clare Valley Scheme.
- . Gas Hotwater to main homestead
- . Reverse cycle air conditioning
- . Double garage used for processing with running water and Gas Hotwater service.
- . Separate Workshop
- . Over 1,000 olive trees producing approx 30 kg per tree. Grove produces 30 tonne per annum. Produce sold to local community and businesses.
- . Broadband Internet

Located just 145km from Adelaide, this is country living at its most authentic.

Your enquiry is welcome, and inspection is warmly encouraged.

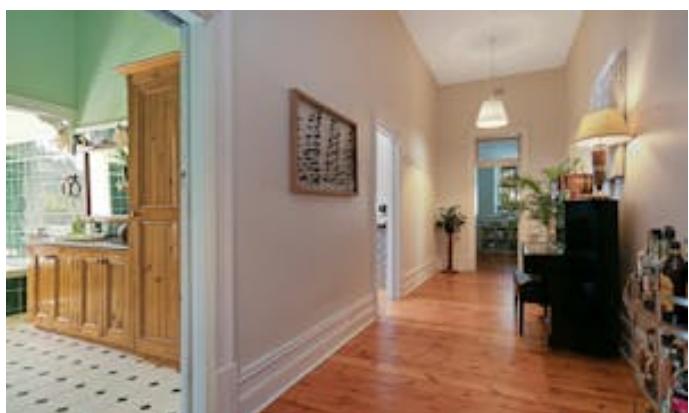
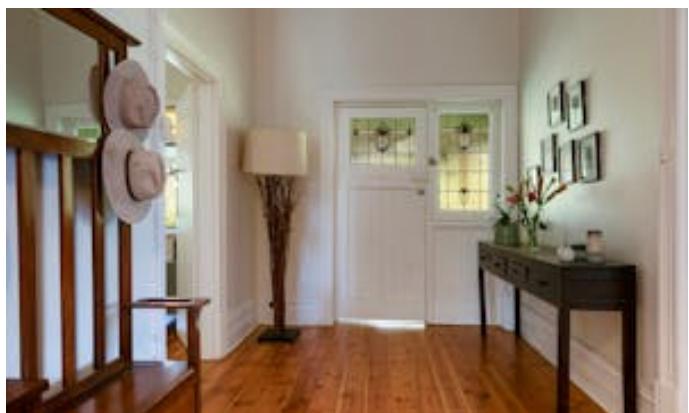
An experience-whether buying or selling-designed to be positively outstanding.

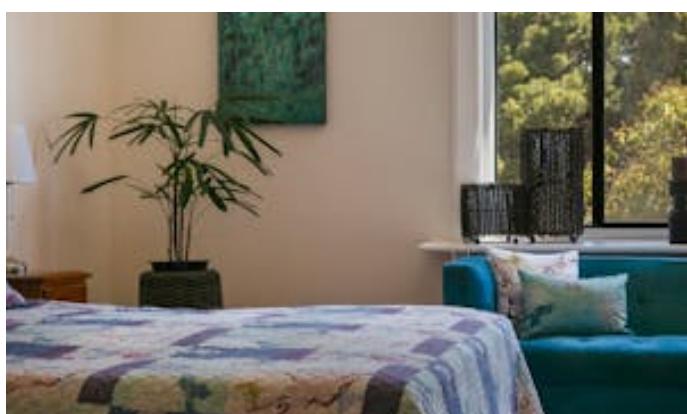
For sale by Expressions of Interest closing 28 February 2026 unless sold prior

Price Guide \$1,400,000

Other features: Area Views, Close to Schools, Close to Shops

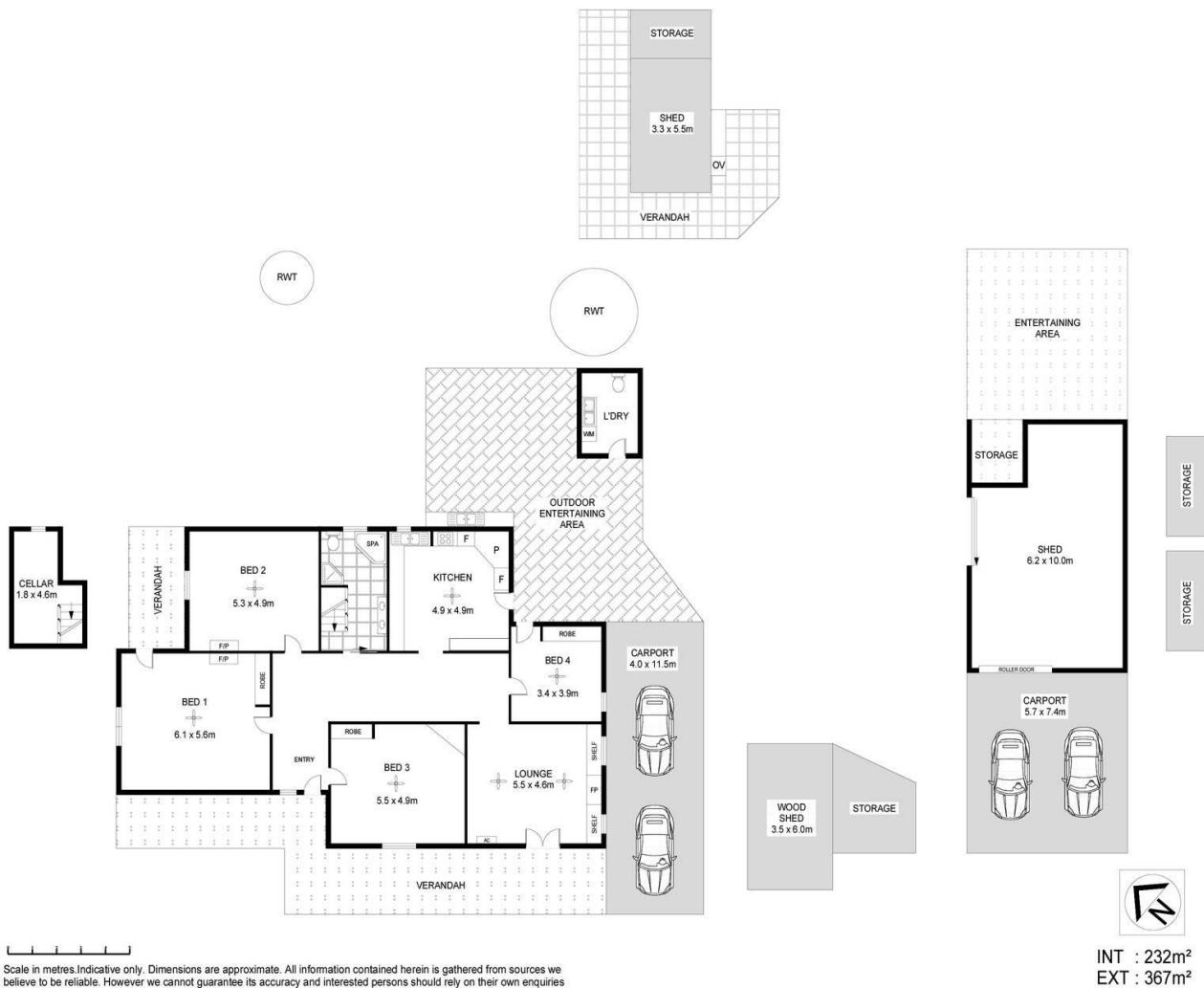
- Land Area 4.565 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 6
- Double garage
- 4 car carport











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