



## 295 Caroline Headquarters Road, YAHL, SA 5291

Well-Equipped, Well-Established and Ready for Rural Living

**15.40 hectares, 38.05 acres**

Welcome to a property that truly defines the Australian rural lifestyle.

Positioned on 38.05 acres, this substantial brick homestead offers comfort, scale, and timeless country charm. The residence spans approximately 332sqm, with four generous bedrooms, two bathrooms, multiple living zones, and a seamless connection to outdoor entertaining spaces. A covered alfresco area with a feature fireplace creates the perfect setting for year-round gatherings, overlooking established gardens and open paddocks beyond.

The heart of the home is the timber kitchen with island bench, quality appliances, and an outlook to the outdoors, while slate floors, exposed brick, and a wood heater add warmth and character throughout. A separate teenager's retreat provides flexibility for growing families, guests, or home-based work.

Designed for productivity, the land is thoughtfully divided into eight paddocks serviced by an adjoining laneway, ideal for livestock management. Infrastructure includes

**TYPE:** For Sale

**INTERNET ID:** 300P191239

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**RLA62833**

9 Bay Road  
MOUNT GAMBIER, SA  
08 8726 4400  
RLA: 62833

**Damian Venn**  
0438 904 771

electric fencing, timber cattle yards with crush, dog kennels, excellent shedding, three-phase power, two bores, and 66,000L of rainwater storage. Solar panels and solar hot water further enhance efficiency.

Adding to the appeal is the rare opportunity to acquire stock and machinery on a walk-in, walk-out basis, allowing a seamless transition into country living.

This is more than a home - it's a complete lifestyle property ready to be enjoyed from day one.

- Land Area 15.4 hectares
- Building Area: 332.00 square metres
- Bedrooms: 4
- Bathrooms: 2

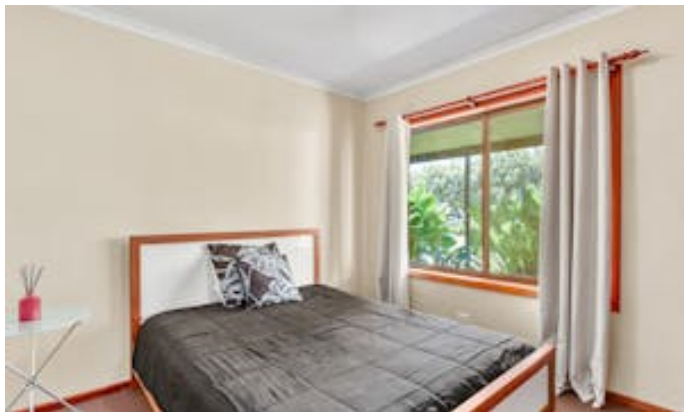
## HOMESTEAD

Bedrooms	4
Bathrooms	2
House Area	332.00 square metres



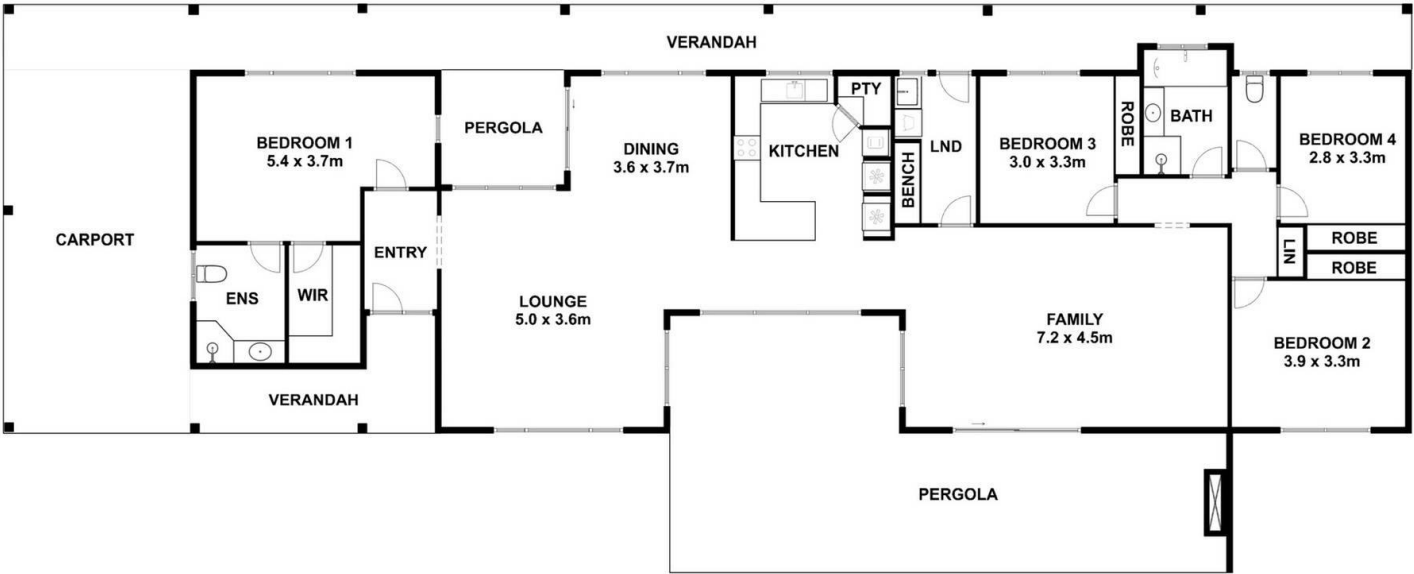








295 Caroline Headquarters Q Rd,  
MOUNT GAMBIER



Living :	183 SQ.M
Carport :	34 SQ.M
Pergola :	60 SQ.M
Verandah :	65 SQ.M
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TOTAL AREA :	332 SQ.M

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.