



22036 Riddoch Highway, MOUNT SCHANK, SA 5291

Tightly Held parcel of land only 10 minutes from Mount Gambier

Set against approximately 27 acres of gently undulating Limestone Coast countryside, this character-filled residence offers space, privacy and possibility - just minutes from Mount Gambier and the heart of Mount Schank.

Held by the same owners for 35 years, the property carries a sense of history and care that's increasingly rare. From the moment you arrive, the classic stone facade and wide return verandah set the tone for a home built with presence and purpose.

Inside, high ceilings throughout enhance the feeling of space, while generous proportions create flexibility for growing families or those seeking room to spread out. The layout includes four bedrooms plus a dedicated study, providing options for remote work, guest accommodation or hobby space.

Multiple living zones allow for both connection and quiet retreat. The central lounge is warm and inviting, complete with slow combustion heating and the comfort of a split system for year-round climate control, all framed by garden outlooks. A separate dining and family room adds further versatility, ideal for entertaining or everyday living.

TYPE: For Sale

INTERNET ID: 300P191336

SALE DETAILS

**\$1,000,000 -
\$1,100,000**

CONTACT DETAILS

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The country-style kitchen and meals area sits at the heart of the home, featuring a practical layout and gas cooktop, designed for functionality while maintaining the warmth and charm expected of a home of this era.

The bathroom includes a shower, bath and vanity, servicing the home with practicality, while the modern laundry is well-appointed and complemented by a separate toilet for convenience.

Outdoors, the scale of the land opens the door to a range of lifestyle pursuits. With approximately 27 acres at your disposal, there's room for horses, hobby farming, or simply enjoying wide open space. Brand new paddock fencing provides peace of mind and readiness for livestock, while shedding, kennels and established infrastructure further enhance the property's versatility.

Positioned on Riddoch Highway with Mount Gambier approximately 10 minutes away, this is a lifestyle opportunity that balances rural freedom with town convenience.

After 35 years of cherished ownership, 22036 Riddoch Highway now presents an opportunity for its next chapter - whether that's continuing its legacy or shaping something new.

For those seeking space, character and long-term potential in a tightly held pocket of the Limestone Coast, this is a property to experience in person.

- Land Area 13.37 hectares
- Building Area: 462.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2











22036 RIDDOCH HIGHWAY, MOUNT SCHANK

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

