



491 Dalziel Road, WINKIE, SA 5343

Productive Lifestyle Living Among the Gum Trees

Set across approximately 20 acres and surrounded by established gum trees, this beautifully presented rural property offers an exceptional blend of comfortable family living and productive agricultural infrastructure, just 10 minutes from the Berri and Barmera townships.

The character-filled residence features four generous bedrooms and two bathrooms, with classic nine-foot-high ceilings and an elegant ceiling rose that adds timeless charm. The master bedroom is privately positioned and includes a walk-in robe and ensuite.

A full bullnose veranda wraps the home, providing the perfect space to relax and take in the peaceful surrounds. Inside, open woodfire heating and gas heating create warmth and ambience during the cooler months, while outside, a large undercover paved entertaining area is ideal for hosting family and friends year-round.

The home is well supported by settling tanks, established irrigated gardens, a large storage room, and a tranquil setting that truly feels tucked away from the world.

TYPE: For Sale

INTERNET ID: 300P191932

SALE DETAILS

\$875,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

For those seeking a productive holding, the property includes approximately 180 walnut trees and substantial water security with 47 megalitres of water delivery rights. Infrastructure is extensive and well set up, featuring both a six-bay shed and a three-bay shed, pump shed, and an automatic filter irrigation system.

Included in the sale is a comprehensive range of plant and equipment:

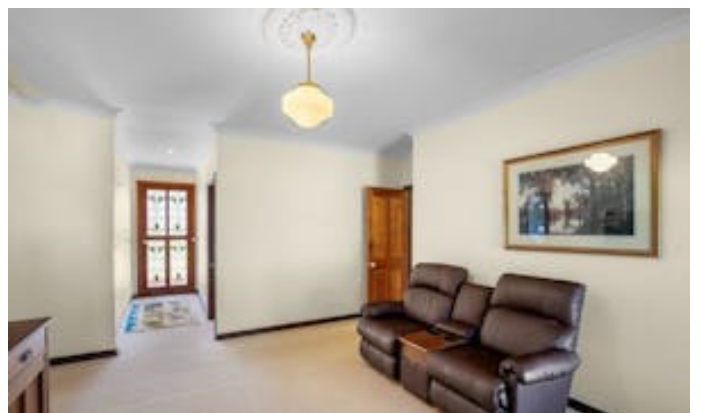
- One tractor
- Slasher
- Disc
- Cultivator
- Two spray plants
- Walnut harvester

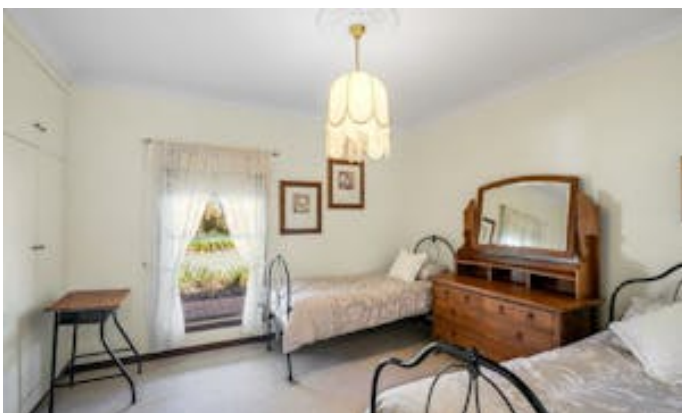
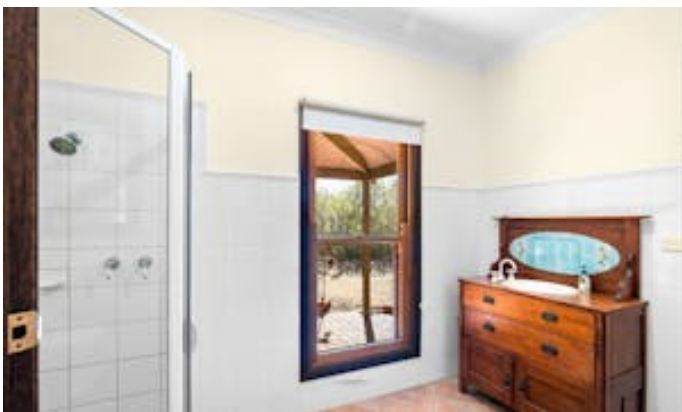
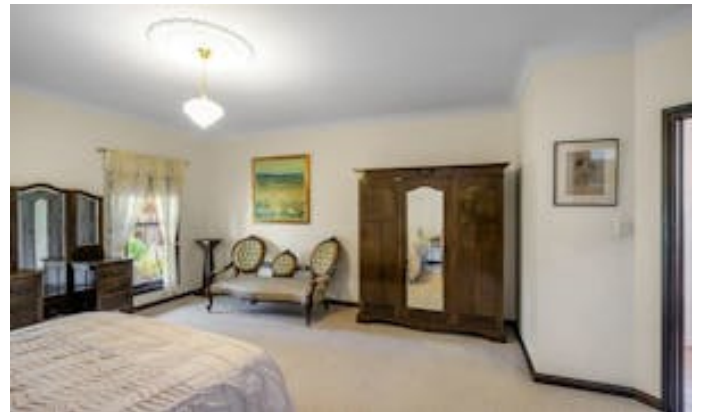
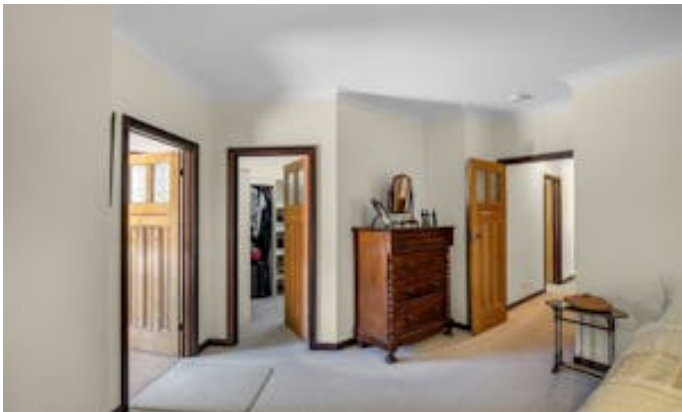
This is a rare opportunity to secure a well-established lifestyle property with income potential, excellent infrastructure, and convenient access to key Riverland centres.

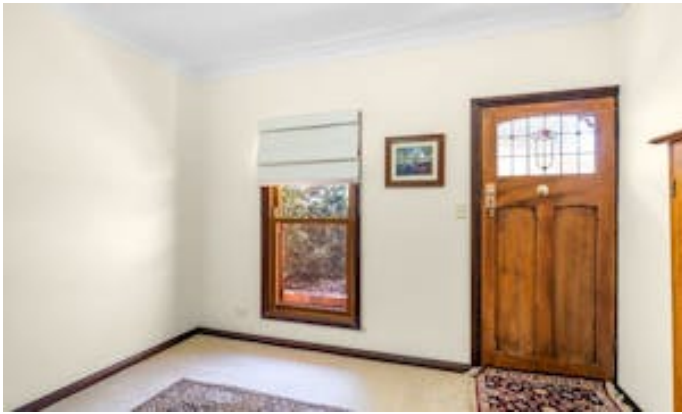
When lifestyle and productivity matter, this is a property you can rely on.

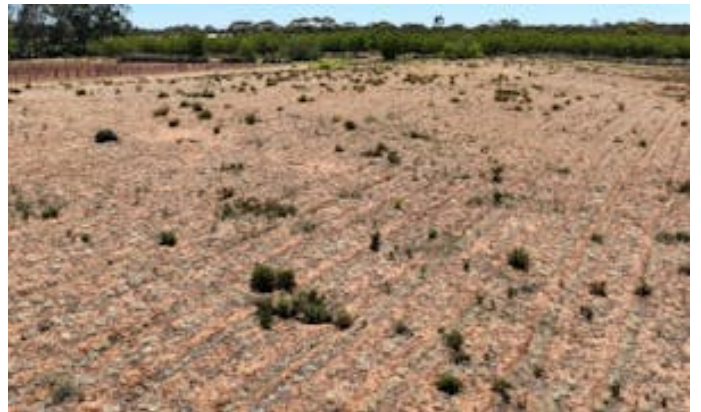
Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.
RLA62833

- Land Area 20 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 9











Approx. interior living area: 235m²

Measurements are approximate. Colours are for illustration purposes only.

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Elders Real Estate