



## 31 Rumball Road, WINKIE, SA 5343

Escape to the Country!

**7.00 hectares, 17.30 acres**

Presenting a rare opportunity to secure a versatile property combining a substantial commercial shed, productive horticultural land and space to build if desired.

Located in the rural township of Winkie, the property features a large insulated commercial shed - an excellent base to operate a business (STCA).

Improvements include 3-phase power, secure storage, mezzanine floor, concrete apron, bathroom amenities, office, boardroom and kitchen facilities.

The horticultural component offers quality arable land suited to a wide range of crops, previously utilised for pumpkins and watermelons.

Positioned within a well-established horticultural precinct, the property is just 11.6 km to Berri and 9.8 km to Barmera.

**TYPE:** For Sale

**INTERNET ID:** 300P192066

**SALE DETAILS**

**\$510,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

An outstanding opportunity for buyers seeking a business-ready holding (STCA) or a rural lifestyle site where much of the groundwork is already complete.

## Property Particulars:

Land Size 7 Hectares

Commercial shed insulated

Mezzanine floor storage

Shed height 5 meters

Split system air-conditioning

Central Irrigation Trust water supply

Water Delivery Rights 22 Megs

3 Phase power

Secure fenced yard

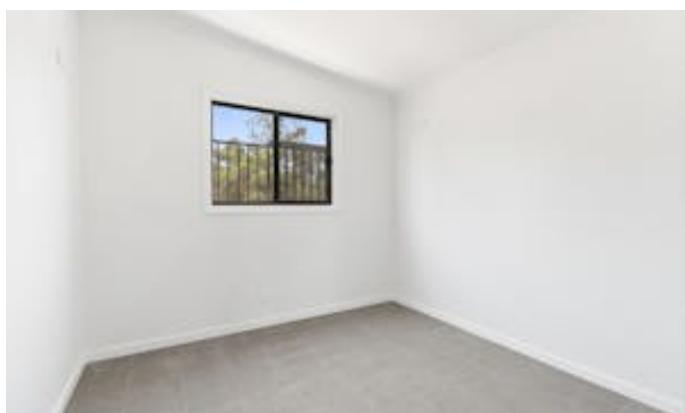
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RLA62833

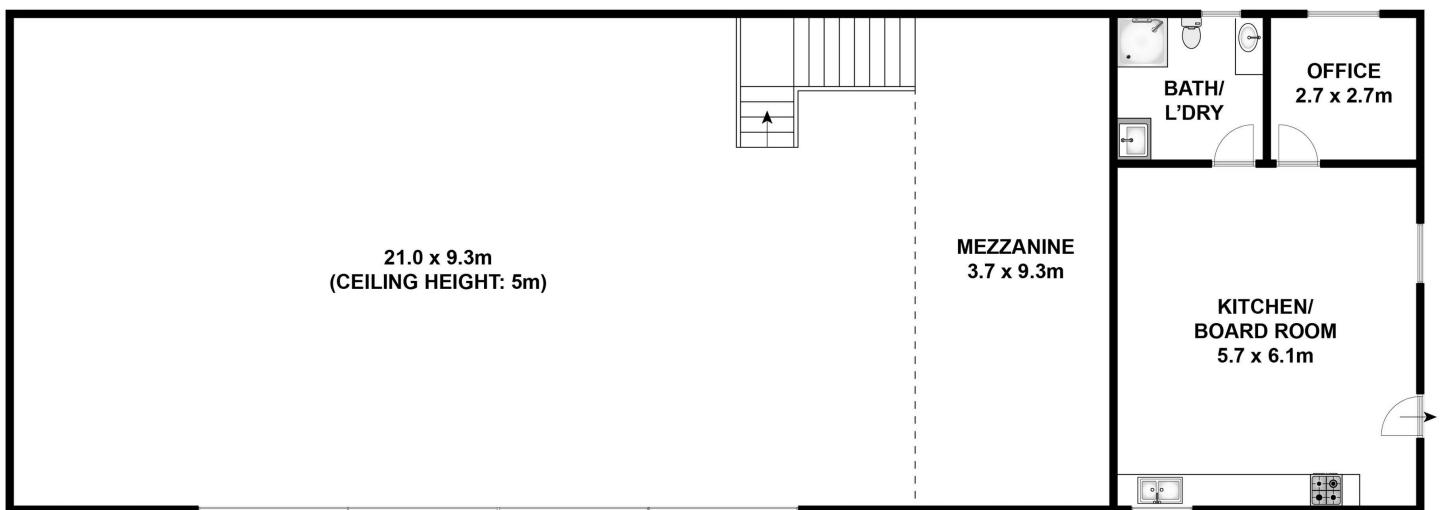
- Land Area 7 hectares
- Bedrooms: 1
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	1
<b>Bathrooms</b>	1







Approx House Area 254m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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Elders Real Estate