



## 95 Fairfield Road, PENWORTHAM, SA 5453

Grazing / Cropping/ Vineyard in the heart of the Valley

**64.74 hectares, 159.97 acres**

Set on an expansive 65.94 hectares (162.94 acres), this remarkable property at 95 Fairfield Road, Penwortham captures the essence of peaceful country living in the heart of the Clare Valley. A long, tree-lined driveway creates a grand sense of arrival, opening to sweeping paddocks, established gardens and a character-filled homestead originally built circa 1870.

The five-bedroom residence blends timeless charm with modern comfort. Designed for families and entertainers alike, the home features two bathrooms, a dedicated office (or optional sixth bedroom), and light-filled open-plan kitchen, dining and living spaces at its heart. The modern kitchen offers generous storage, breakfast bar seating and contemporary appliances, while a second living area with games space and built-in bar provides flexibility for entertaining. Two wood fireplaces, ducted evaporative cooling and ceiling fans ensure year-round comfort. The home has also been re-roofed and re-insulated for added peace of mind.

A seamless deck overlooks beautifully established gardens with roses, mature trees and a variety of fruit trees including citrus, apple, fig, plum, mulberry and pear. It's a

**TYPE:** For Sale

**INTERNET ID:** 300P193831

**SALE DETAILS**

**\$2,800,000 -  
\$2,950,000**

**CONTACT DETAILS**

**Elders Real Estate Clare  
Valley / Burra**

230 Main North Road  
Clare, SA  
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private outdoor haven ideal for relaxing or hosting family and friends.

The undulating, arable land suits livestock production, cropping or hobby farming, complemented by established grapevines offering vineyard potential. Extensive shedding, including impressive four-bay shedding and a double garage, provides excellent storage and workspace options. Seven rainwater tanks supply approximately 70,000 litres, supporting sustainable rural living.

Features of the property.

Land size 65.94 ha (162.96ha)

5 Bedroom Homestead

Reliable hills grazing

Established vineyard

Equipped bore plus 70,000L of Rainwater storage

Shearing Shed & Machinery Shed

Well fenced throughout.

Located within easy reach of Clare's shops, schools, caf  s and essential services, this property delivers the perfect balance of seclusion, space and everyday convenience - an exceptional lifestyle opportunity in a highly sought-after rural setting.

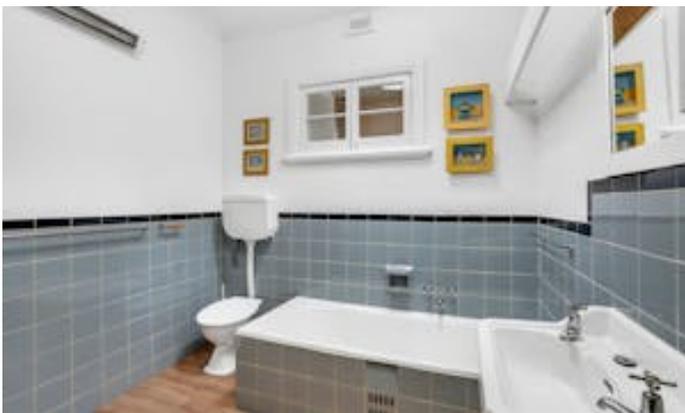
- Land Area 64.74 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	2









# 95 Fairfield Road, Penwortham



Please note: all stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

FLOOR PLAN NOT TO SCALE