

64 Kokoda Road, MOSQUITO HILL, SA 5214

Price Guide \$1.55m - \$1.65m 80 Acre Lifestyle Retreat Nestled between McLaren Vale and the Southern Fleurieu Coast

32.37 hectares, 79.99 acres

Discover one of the Fleurieu Peninsula's most appealing lifestyle offerings - 80 acres (32.3 Ha) of rolling green paddocks, distant ocean views, and a true sense of country tranquillity all within easy reach of sensational wineries, local golf courses and amazing coastlines. Witness changing seasons, stunning resident bird life, breathtaking valley views and spectacular sunsets as you allow nature to take centre stage at this perfectly positioned property.

HOMESTEAD

The extended original homestead is waiting for you to add your personal touch. High cathedral ceilings, beautiful stone walls and panoramic country landscapes gives plenty of inspiration to revitalise this unique family residence. The home has generous living spaces, a cosy fireplace, light filled rooms, and large picture windows that frame the property's stunning hill and valley views. The large eat-in kitchen has plenty of northern light and connects to an impressive feature stone wall that leads to the family dining room and original entry. The homes extension (circa 1997) comprises 4 comfortable sized bedrooms, main bedroom with BIR, a practical bathroom with original fixtures and

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TYPE: For Sale

INTERNET ID: 300P194667

SALE DETAILS

**Best Offers by 12noon
28/4/26**

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Michael Robertson
0411 439 157

family room with a warm wood fire. There is a large cathedral-style living room that captures the property's amazing elevation and views, a dedicated home office and separate reading room. The home is ready for you to immediately move in, renovate, or live in while you build on one of many stunning locations around the property.

PADDOCKS & INFRASTRUCTURE

Step outside to sweeping valley vistas, where spring-fed dams, lush pastures, and abundant wildlife create an idyllic setting for livestock, lifestyle farming, or simple peaceful country living. Divided into 5 main paddocks, with views to the Murray River mouth and beyond, this property offers extensive shedding, hay storage, a tack room for horses, and a beautifully preserved stone stable.

Significant water assets and fertile land make it ideal for developing your boutique farm enterprise, dream garden or small batch vineyard.

Shedding & Infrastructure includes,

- Two 6.0m x 6.0m Steel Garages with concrete slabs
- 4.0m x 2.6m Stone Stable
- 3.9m x 3.3m Tack Room
- 18.0m x 6.2m Hay Shed
- Approximately 142,000 L stored dam water and rainwater tanks servicing homestead and property

Nestled between the majestic Mt Lofty Ranges and spectacular Fleurieu beaches, this is a property that captures the very essence of South Australian rural life. Whether you're drawn by the serenity of star-studded night skies, the charm of valley views, or the lifestyle of space and freedom - this remarkable property offers it all.

A once-in-a-lifetime opportunity to own a slice of the Fleurieu's finest countryside, suitable for hobby farmers, horse lovers, or agistment. If you have been imagining the perfect tree change, then this property could be the one for you!

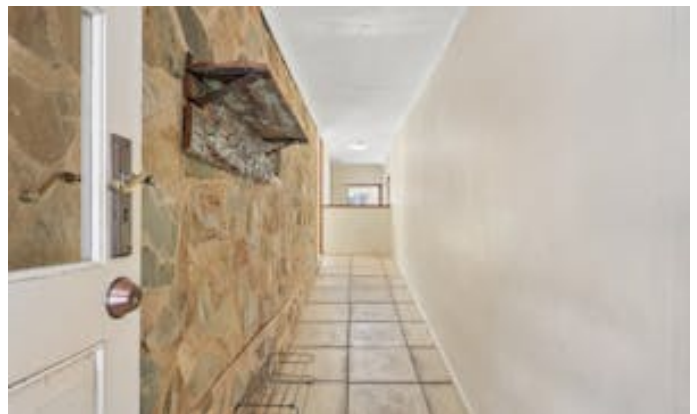
Please note, virtual photography has been used in one image.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Land Area 32.37 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

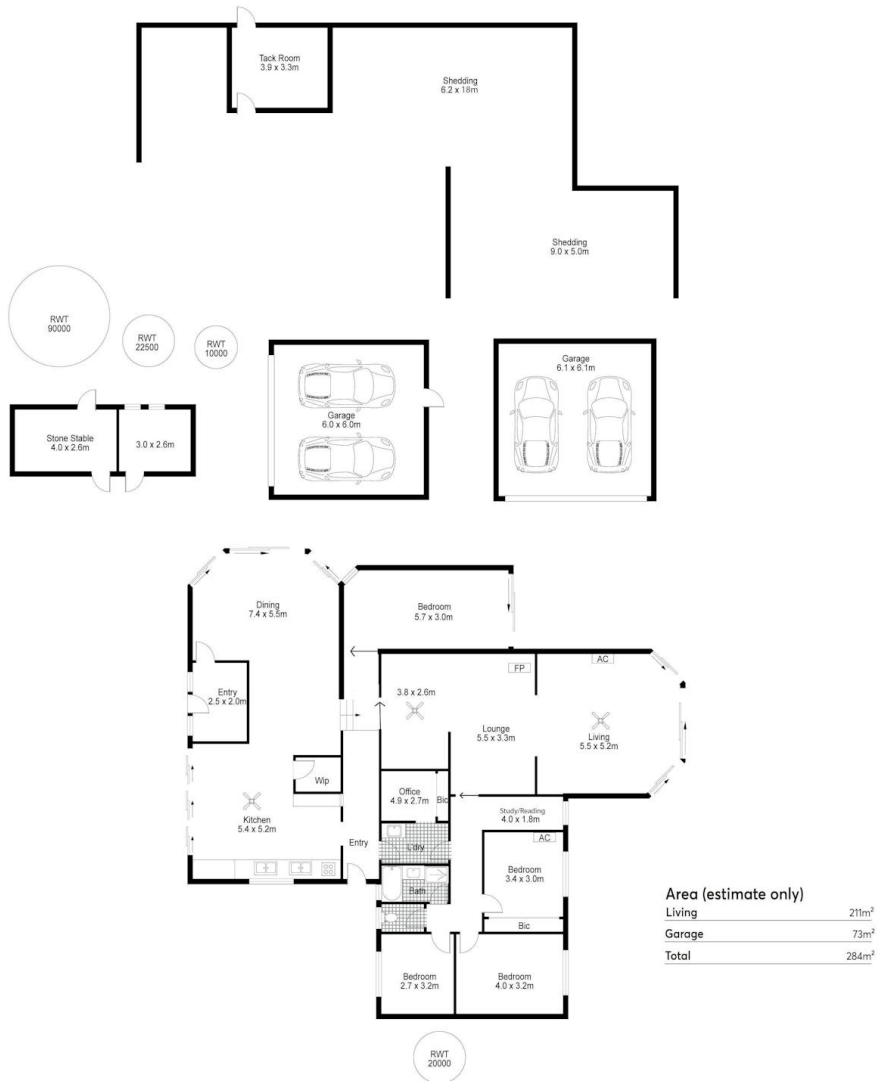
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