



23 Stockyard Hill Road, DELAMERE, SA 5204

Character, Views & Exceptional Water on nearly 1.5 Acres

Set amongst the rolling hills of Delamere, this well-established lifestyle property offers space, privacy and a practical setup that's ready to enjoy from day one.

Positioned on approximately 6,000m² (nearly 1.5 acres), the land has been thoughtfully improved over time, with terracing, retaining and landscaping creating multiple usable areas across the gently sloping block.

Established trees provide shelter and privacy, while the outlook across neighbouring farmland delivers a peaceful rural setting with grazing cattle as your daily backdrop and a seasonal winter creek and waterfall forming across the valley after rain.

Built in 1992, the homestead-style residence spans approximately 220m² and is full of character. A wrap-around verandah connects seamlessly to the surrounding landscape, leading through to a decked outdoor entertaining area complete with spa a great space to relax and take in the views.

Inside, the home features warm timber ceilings, slate flooring and a functional layout centred around open-plan living. The main living and dining area is generous in size and connects directly to both the kitchen and outdoor spaces. Comfort is well covered

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TYPE: For Sale

INTERNET ID: 300P194750

SALE DETAILS

\$960,000 to \$1,015,000

CONTACT DETAILS

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with a combustion heater, split system air conditioning and insulated panel construction.

Accommodation includes four bedrooms and two bathrooms, providing flexibility for families or those needing additional space. The home has also been repainted internally and externally in recent years, presenting well while retaining its original charm.

Water is a standout feature of the property, offering excellent security and supply. There is approximately 70,000 litres of rainwater storage, along with a registered bore producing around 3 litres per second, supported by a quality Grundfos pump. A stone well (circa 1860's), approximately 4 metres deep, remains in place and holds bore water, which is reticulated to garden taps. There is also additional catchment available to expand water storage if required.

Infrastructure is equally impressive, with extensive shedding including a 9m x 8m workshop with concrete floor, power and LED lighting, a 3m x 6m shed, a 7m x 5.7m open-fronted shed, a 3.3m x 4.3m shed, a small wood shed and a charming timber potting shed.

Energy efficiency has been considered with a 5.6kW solar system paired with a 10kW battery, along with a heat pump hot water service.

Rich in history, the original 1860s chimney stands as a reminder of Stockyard Hill's past as a key route servicing the Taliska Mine.

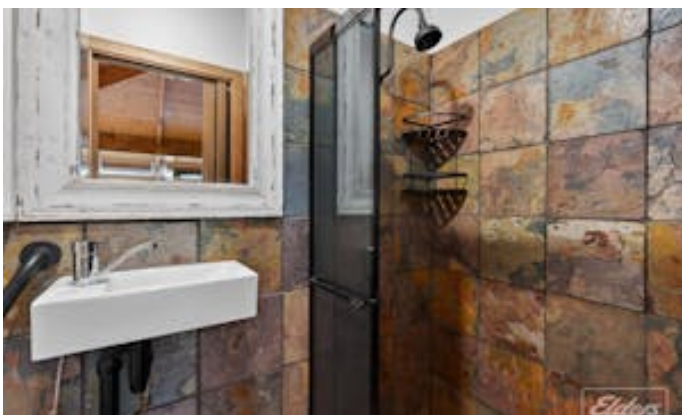
This is a well-rounded lifestyle property offering a combination of character, practicality and strong infrastructure, all within a scenic rural setting.

For those looking to secure a manageable acreage with excellent water, shedding and views, this is a property well worth your inspection.

Other features: Area Views, Bush Retreat, Openable Windows, Toilet Facilities

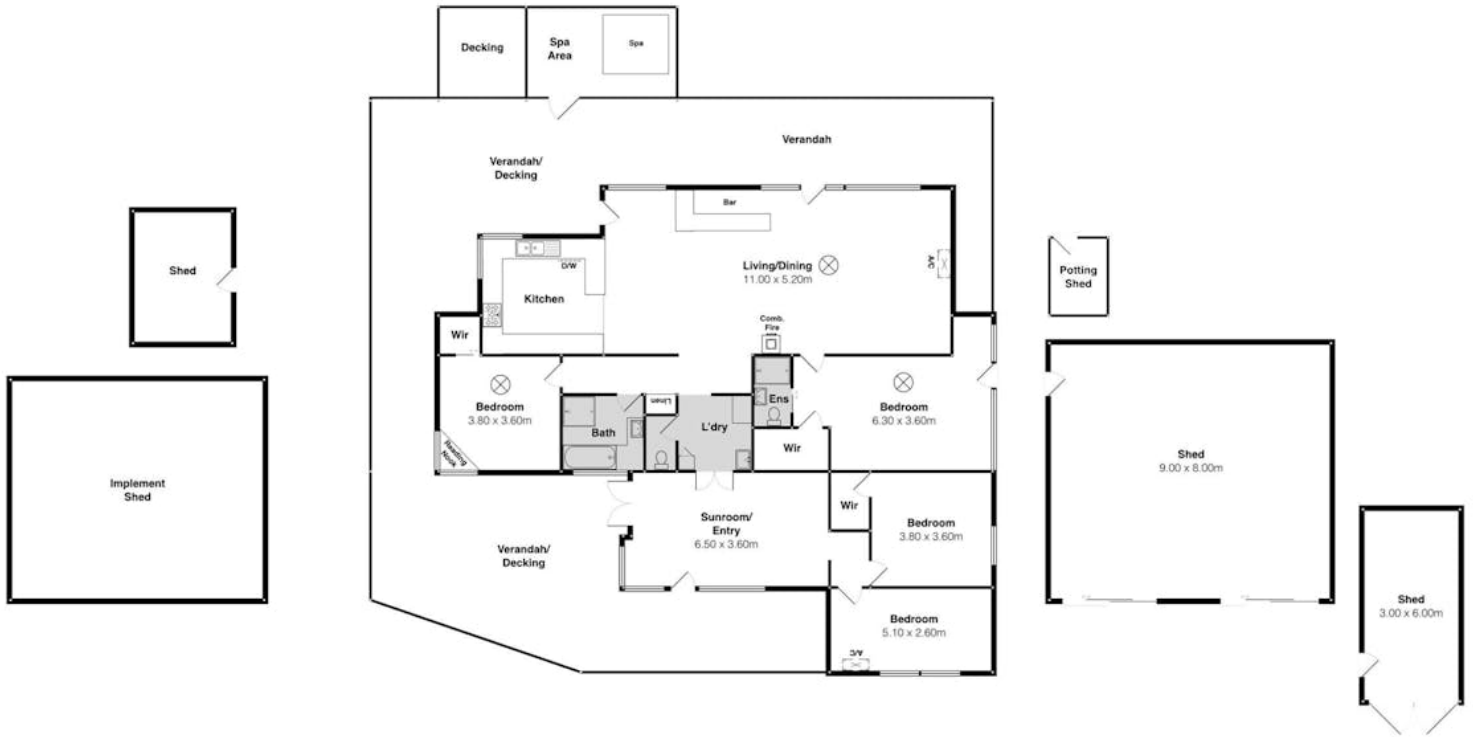
- Land Area 6,000.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite











23 Stockyard Hill Rd, Delamere

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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