



7814 Horrocks Highway, PENWORTHAM, SA 5453

Rural Living In The Heart Of The Clare Valley

Located in the peaceful rural surrounds of Penwortham, 7814 Horrocks Highway presents an outstanding lifestyle and farming opportunity on approximately 3.66 hectares. This architecturally designed three-bedroom home combines comfortable country living with excellent infrastructure, making it ideal for hobby farming, livestock, or those seeking space and privacy within easy reach of regional amenities.

The thoughtfully designed homestead offers spacious living with a practical layout that embraces natural light and the surrounding rural outlook. The home features three generous bedrooms and two well-appointed bathrooms, delivering comfort and functionality for families or those seeking a relaxed rural retreat. At the heart of the home is a large gourmet kitchen complete with sprawling benchtops, quality cabinetry, and a chef's 900mm wide oven, perfect for entertaining and everyday country living. Steel-framed construction adds both modern style and durability, while the open-plan living and dining areas create a warm and inviting atmosphere with seamless connection to the outdoors.

Complementing the home is an impressive range of shedding and outbuildings, all designed to support a productive rural lifestyle. The property features a fully enclosed chook run/orchard & vegetable garden, substantial machinery shed, fully equipped workshop, car garage, and trailer shed. Concrete floors are fitted throughout all sheds, with power connected to every structure except the trailer shed, providing versatility for storage, maintenance, and workshop use.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P196602

SALE DETAILS

**\$1,000,000 -
\$1,100,000**

CONTACT DETAILS

**Elders Real Estate Clare
Valley / Burra**

230 Main North Road
Clare, SA
08 8842 9300

Alison Ward
0417 810 791

Water security is a key feature of the property, with approximately 122,000 litres of rainwater storage servicing the home and improvements. In addition, the equipped bore is fitted with a near-new pump and supported by 10,500 litres of storage, ensuring reliable water supply for stock and general farm use.

The land is well laid out for livestock management, divided into one main paddock and two smaller paddocks, offering flexibility for grazing and stock rotation. Sheep yards are also included, adding further practicality for those looking to run sheep or small-scale farming operations.

Offering a blend of lifestyle, functionality, and rural charm, this well-appointed property provides a rare opportunity to secure a versatile acreage holding in a tightly held Mid North location.

Properties of this quality do not come onto the market often, so don't miss your opportunity to secure this exceptional rural holding.

For more details and inspection by appointment only, please contact Rob Calaby or Alison Ward.

Other features: 3 Phase Power

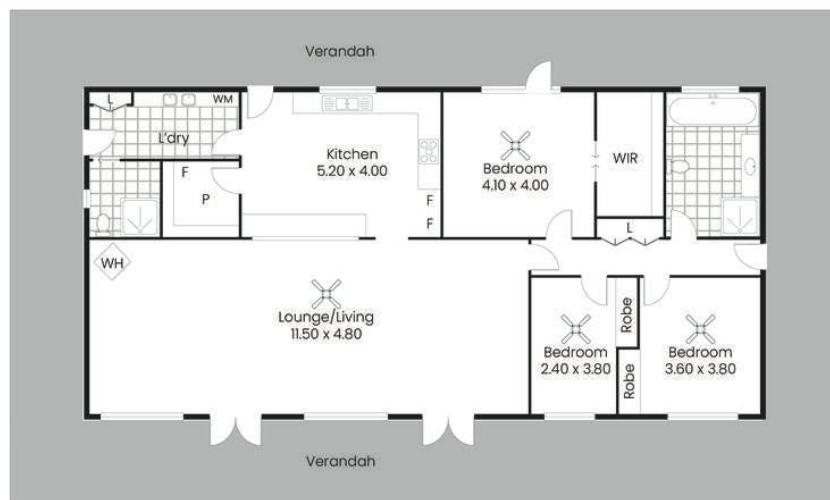
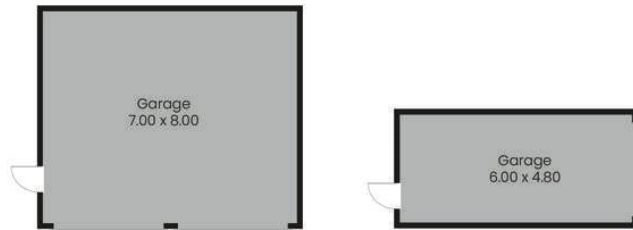
- Land Area 3.67 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 6
- 3 car carport











Living:	167.67sqm
Verandah:	311.10sqm
Garage:	84.80sqm
Total:	563.57sqm

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.
Produced by Open2view.com

