



399 Mayfield Road, BACK VALLEY, SA 5211

Compelling Lifestyle - Panoramic Views

51.26 hectares, 126.66 acres

An exceptional 51.26ha (approx 126.61acre) property with 3 road frontages offering views from almost every aspect of the home to the rolling hills and ocean. There are many things this gorgeous property has to offer.

Divided into 2 paddocks, there is plenty of room for stock to graze and meander about. With loads of majestic gums spread throughout and pockets of scrubland it makes for the perfect location for peace and serenity whilst listening to the sounds of local birdlife.

The property also benefits from a large Spring fed dam and there is a bonus second dam that services the property too.

The solid c1978 homestead style home has been lovingly and tastefully restored inside and out with improvements including

- New roof

TYPE: For Sale

INTERNET ID: 300P196715

SALE DETAILS

Offers Above \$1.6M

CONTACT DETAILS

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

Deb Meagher
0429 009 132

- Rendered exterior walls
- 14 kw solar system and 36 kw battery system
- A re-configured floor plan which now offers 5 luxuriously carpeted bedrooms
- New family bathroom
- Main bedroom with walk in robe and en-suite
- Laundry with 3rd w/c.
- Generous amount of built in storage
- Six reverse cycle air-conditioning units and ceiling fans throughout.

The exquisite kitchen has an immense amount of built-in storage, a wide work bench, dishwasher, induction bench top and electric oven. Adjoining is both casual and formal dining that benefits from glass sliding doors that captures the country scenery and brings the outdoors in. Cathedral ceilings dominate this area providing a real sense of space and openness and there is easy care flooring suitable for rural lifestyle living.

The carpeted lounge/family room is also adorned with lofty cathedral ceilings that provide a light and airy living space. There is a combustion heater, ceiling fan and air conditioner to regulate the climate no matter the season. From here you have access to the protected undercover paved outdoor entertaining area, where you can host family and friends in comfort and enjoy homemade pizzas from the built-in wood oven.

There is adequate shedding which provides a workshop for the handy man and there is storage for approx 6 vehicles and or farm equipment.

Further to the dams there is a sturdy concrete tank which holds approx 56,000 litres of rainwater which services the home.

With so much on offer, now is the perfect time to make the rural change and enjoy the wonderful ambience of this property and become a part of the welcoming Back Valley community.

Inspection by appointment . Contact Deb Meagher 0429 009 132 to arrange.

Price Guide: Offers Above \$1.6m

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 51.26 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3











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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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