



335 Nangkita Road, NANGKITA, SA 5210

Lifestyle, Land, Infrastructure & Endless Opportunity on 21.4 Hectares

21.53 hectares, 53.20 acres

Set amongst the picturesque rolling hills of highly sought-after Mt Compass, this exceptional 21.4-hectare (approximately 52.8-acre) property presents a rare opportunity to secure a substantial rural holding combining lifestyle, flexibility, water security and outstanding infrastructure. There is 12 Kw of solar to the home and 3 phase power to all the sheds .

Positioned in one of South Australia's highest rainfall districts, the property offers the perfect balance of peaceful country living while providing the space and facilities to pursue a wide range of rural, lifestyle or home-based ventures.

With dual road access, eight fenced paddocks and an abundance of water, this is a property designed to embrace the best of country life. Whether your dream is horses, livestock, hobby farming, growing your own produce, creating a self-sufficient lifestyle or simply enjoying the privacy and freedom of acreage living, the foundations are already in place.

TYPE: For Sale

INTERNET ID: 300P197413

SALE DETAILS

Expression of Interest

CONTACT DETAILS

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Hills & Fleurieu
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Water security is a major feature, with a massive spring fed dam, more than 100,000 litres of rainwater storage and water servicing the paddocks. The fertile land and reliable rainfall make this a property where gardens flourish, animals thrive and opportunities abound.

The extensive shedding and workshop facilities provide incredible flexibility for future owners. Perfect for those requiring space for machinery, equipment, vehicles, caravans, boats, hobbies or storage, the infrastructure also lends itself to a variety of work-from-home pursuits, subject to any necessary approvals. For tradespeople, contractors, agricultural enterprises, horse enthusiasts or those seeking additional income streams from their property, the possibilities are extensive.

The shed areas have been designed for trucking with the following dimensions:

- Workshop is 10X23m
- Implement Shed is 7X7m
- Fertiliser Shed is 24X20m
- Implement Shed 11.5X18m
- Pitt Shed 6.07X11.03m
- Second Workshop 11.5X14m

Equestrian buyers will immediately recognise the property's potential. The existing infrastructure could easily be adapted for stabling, feed storage, tack rooms and float accommodation, while the fenced and watered paddocks provide an ideal environment for horses. There is ample room for a riding arena, training facilities or agistment opportunities.

At the heart of the property is a substantial family residence offering exceptional flexibility and enormous potential. Featuring four bedrooms, three bathrooms and two kitchens, the home is ideally suited to large families, multi-generational living, guest accommodation or those seeking separate living zones under the one roof.

A heated indoor swimming pool provides year-round enjoyment, while multiple living areas offer plenty of room for family and friends to gather.

The upper level creates a private retreat of its own, complete with kitchen, dining area, lounge, bedroom and outdoor entertaining area. The elevated outlook captures sweeping rural views across the surrounding countryside, creating a peaceful sanctuary where you can relax and appreciate the beauty of the Fleurieu Peninsula.

Outside, three large ponds complete with an intertwining boardwalk enhance the landscape, attracting birdlife and adding to the property's tranquil atmosphere.

While the residence would benefit from further renovation and modernisation, it presents an exciting opportunity for buyers to add their own style and create a truly magnificent country estate. The value here lies not only in the home itself but in the outstanding infrastructure, abundant water, productive land and the lifestyle opportunities that are becoming increasingly difficult to find.

Whether you're seeking a horse property, hobby farm, multi-generational family home, rural retreat or a property offering the flexibility to combine lifestyle with income-producing pursuits, this exceptional Mt Compass holding delivers a rare

combination of scale, infrastructure and potential.

A property where you can live, work, create and enjoy the very best of country living-all within one of the Fleurieu Peninsula's most tightly held and desirable rural communities.

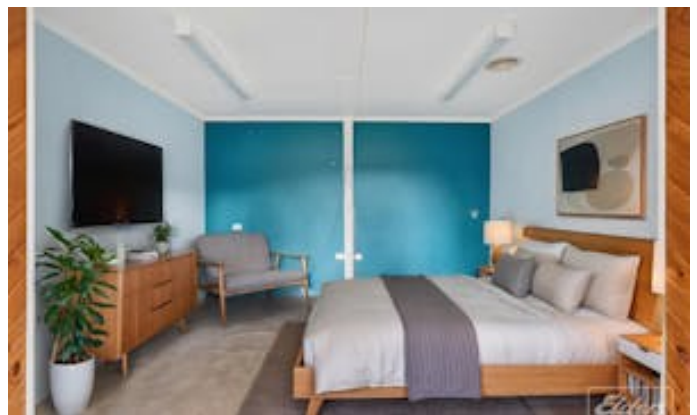
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers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

- Land Area 21.53 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

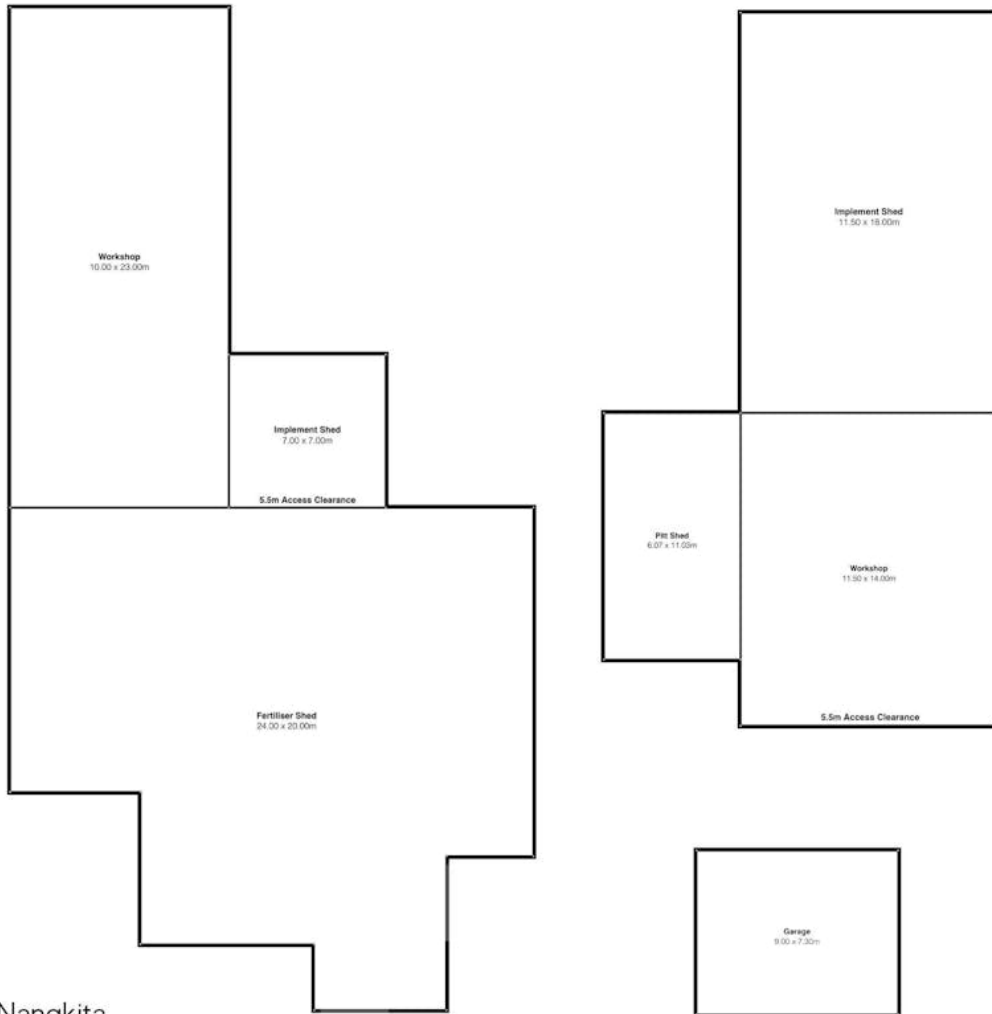
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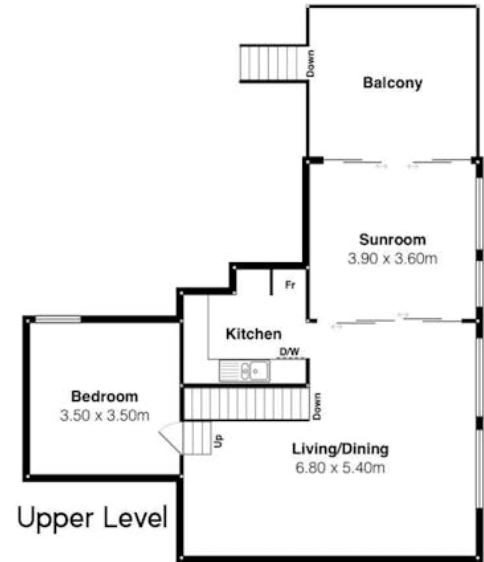
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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