



5405 Main South Road, WATTLE FLAT, SA 5203

Farm Lifestyle on the Fleurieu

15.52 hectares, 38.35 acres

Set gently within a peaceful valley of rolling green hills, this beautifully renovated rural holding offers the kind of lifestyle many dream about but rarely find.

Spanning approximately 15.52 hectares (nearly 40 acres), the property combines comfortable country living with wide open space, established infrastructure and a setting that feels worlds away, while still enjoying easy bitumen access via Main South Road.

The brick home has been thoughtfully updated over time while still holding onto its warmth and character. High ceilings and original polished timber floors create an inviting feel throughout, while large windows frame the surrounding paddocks and gardens from almost every angle.

The renovated kitchen is both practical and welcoming, featuring shaker-style cabinetry, electric appliances and a huge island bench that naturally becomes the heart of the home.

TYPE: For Sale

INTERNET ID: 300P197540

SALE DETAILS

**\$1,100,000 to
\$1,200,000**

CONTACT DETAILS

Normanville

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Normanville, SA
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Cassie Edwards
0400 856 900

The lounge is made for cosy winters, complete with a combustion fire and reverse cycle air conditioning, while three bedrooms all include built-in robes and ceiling fans.

The bathroom was stylishly renovated in 2020 with a large shower and striking geometric feature tiling. A generous updated mud room with second toilet adds practicality for country living.

Outside is where this property truly comes alive.

The enormous undercover entertaining deck, stretching to nearly 70sqm, feels like an extension of the home itself. It is the perfect place for long lunches, family gatherings or simply sitting back with a drink while looking across the green hills and grazing land beyond.

Wander further and you will discover fruit trees, a chicken yard, established shedding and one of the property's most magical features, an overgrown secret garden tucked beside the winter creek, complete with palms, greenery and a peaceful hidden-away feel.

The land itself is well fenced for stock, with neighbouring cattle currently helping keep the paddocks maintained.

Water is a major asset here. A lake-sized dam of approximately 11,000sqm and close to 200m wide provides impressive year-round water security, while multiple rainwater tanks, including a substantial concrete tank, service the home.

Additional improvements include:

- 9m x 7m storage shed with replaced roof
- Additional shedding around the property
- Carport and extensive undercover parking
- Lined external studio, man cave or hobby room with air conditioning
- Solar system plus mains power
- Excellent main road access with no dirt roads to navigate

There is something deeply nostalgic and genuinely Australian about this property too, right down to the Hills Hoist clothesline standing proudly on the front lawn.

A picture-perfect rural lifestyle property with space, charm and a truly special atmosphere, this is the kind of place people hold onto for generations.

Contact Cassie Edwards today for further information or to arrange your inspection of this outstanding parcel of land.

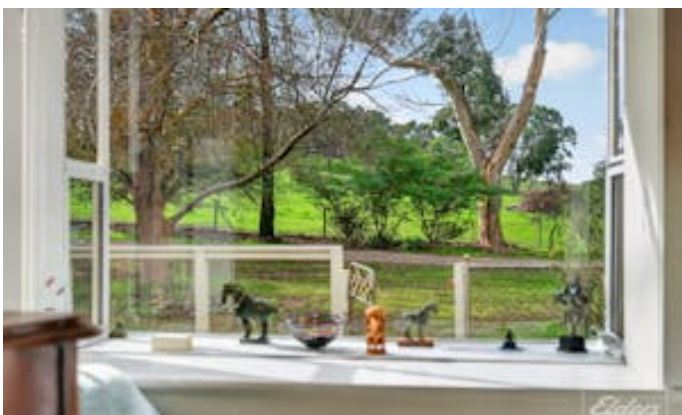
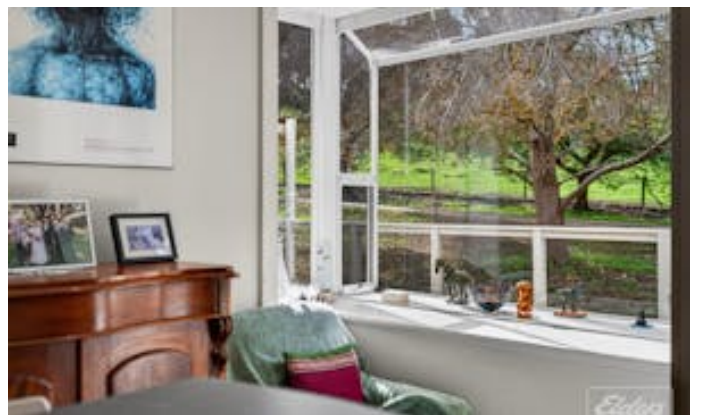
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misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 15.52 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

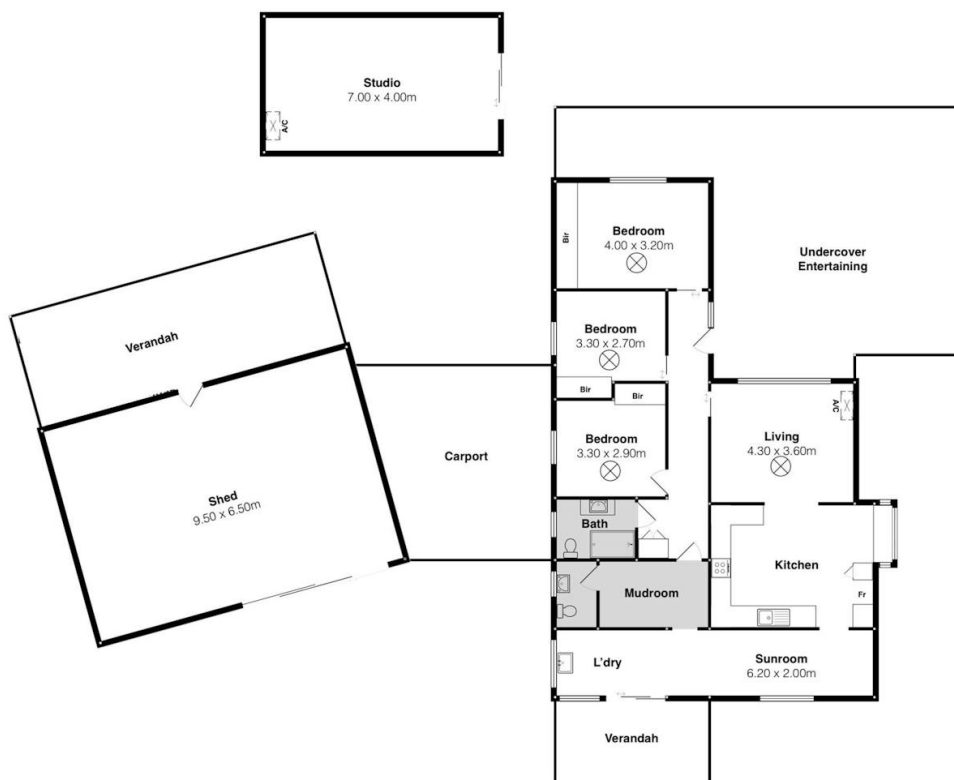
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Bathrooms	1











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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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