



## 146 Morgan Road, BARMERA, SA 5345

A Once-in-a-Generation Lifestyle Property on 33.63ha (83.11 Acres)

**33.37 hectares, 82.46 acres**

From the moment you arrive via the magnificent jacaranda tree-lined driveway, you'll appreciate the rare beauty, privacy and endless potential this exceptional 33.63-hectare property offers. Ideally positioned in close proximity to the stunning Lake Bonney, this tightly held rural retreat has been cherished by the same family since 1956 and presents an extraordinary opportunity to secure a true lifestyle haven.

At the heart of the property sits a charming 1920s character weatherboard residence, framed by sweeping green lawns, established shade trees and beautifully maintained gardens that create a picturesque setting in every direction.

The home seamlessly combines timeless character with modern comfort, offering four generous bedrooms, a formal lounge, elegant dining room, dedicated study and a stylish bathroom complete with a separate bath. The upgraded open-plan kitchen is equipped with modern conveniences and adjoins a spacious meals area, where expansive windows capture stunning views across the gardens and surrounding property.

Year-round comfort is assured with split-system air conditioning, ceiling fans and a combustion wood heater.

**TYPE:** For Sale

**INTERNET ID:** 300P198151

**SALE DETAILS**

**\$950,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

0437 236 669

Outside, the infrastructure is equally impressive. Multiple lockable sheds, carport accommodation, implement shedding, storage for tractors and equipment (included in with the property), and ample space for a caravan provide exceptional functionality for both lifestyle and farming pursuits. A second toilet is conveniently located within the outside laundry.

Comprising four sections across three separate titles, the property offers exciting future flexibility, including the potential for boundary realignment or sale of individual parcels, subject to the necessary approvals.

The productive land presents numerous income-generating opportunities, including an established wood lot, vegetable and fruit growing areas, horticultural pursuits and further agricultural ventures. Water security is a standout feature, with rainwater connected to the kitchen and additional supply provided via Central Irrigation Trust (CIT), including an impressive 50.190ML of Water Delivery Rights. Irrigation infrastructure includes a combination of overhead and under-dripper systems already in place.

Whether you're seeking a productive farming enterprise, a private family retreat, or a spectacular venue for weddings, celebrations and special occasions, the possibilities here are truly limitless. The expansive lawns, mature gardens and tranquil setting create an idyllic backdrop for entertaining family and friends while enjoying the peace and beauty of country living.

Properties of this calibre, size and versatility are rarely offered to the market.

If you've been searching for a picturesque rural sanctuary with character, income potential and future opportunities, this remarkable property is a must-see.

Contact us today to arrange your private inspection and experience everything this exceptional property has to offer.

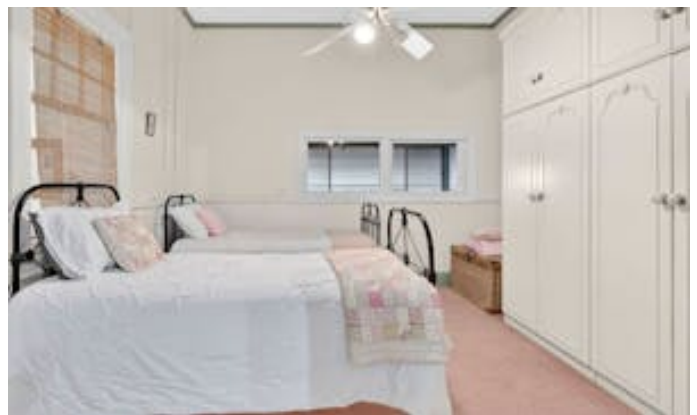
Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 33.37 hectares
- Bedrooms: 4
- Bathrooms: 1

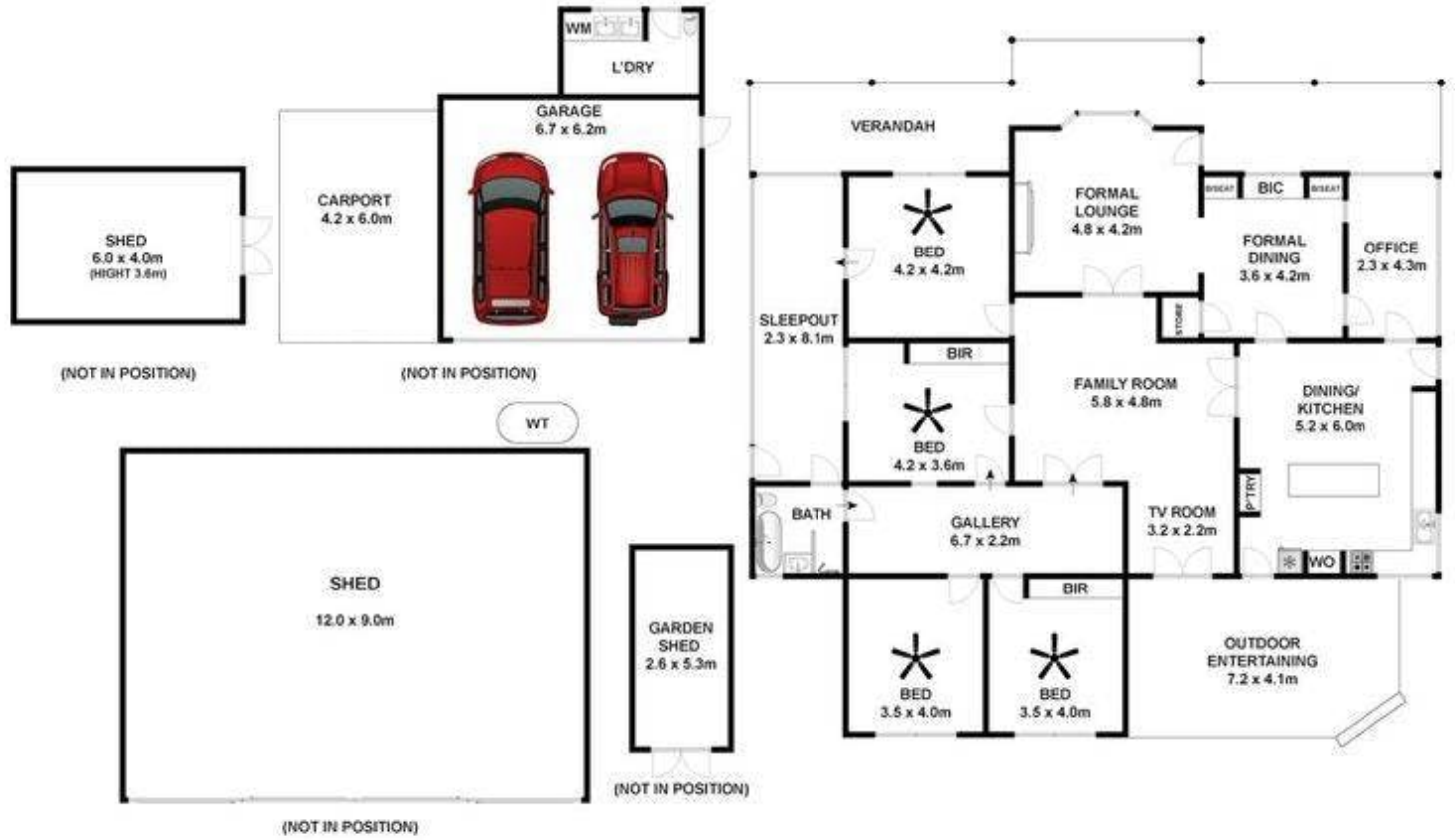
## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1









Approx House Area 226m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

# 146 Morgan Road Barmera

