



## 11 Maaoupe Road, PENOLA, SA 5277

'Riddoch Estate'

**4.57 hectares, 11.30 acres**

4.6ha | 11.3 acres (approx.)

A truly beautiful and boutique lifestyle holding, 'Riddoch Estate' presents a rare opportunity to secure a unique and peaceful property offering versatility, income potential and an exceptional setting.

Privately positioned amongst magnificent mature River Red Gums and surrounded by healthy vineyard plantings, this picturesque estate delivers a tranquil atmosphere while maintaining the convenience and exposure of main road frontage.

The property features two separate, detached villas on one title, presenting excellent flexibility for a range of uses including short-term accommodation, guest stays, multi-generational living or potential long-term rental income streams.

Complementing the improvements is a highly regarded, healthy and versatile soil

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:** 300P198554

**SALE DETAILS**

[Refer to agent](#)

**CONTACT DETAILS**

**Kingston**

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

**Grant Schubert**

0429 077 033

profile, adding further appeal for lifestyle, horticultural or future agricultural pursuits.

Immaculately maintained throughout, the property is presented in extremely neat and tidy condition and includes a 10 megalitre water taking licence, enhancing the property's functionality and long-term value.

Key Features:

- Two separate detached villas on one title
- Opportunity for multiple income streams
- Beautiful setting amongst established River Red Gums and healthy vineyard surrounds
- Main road frontage with excellent accessibility
- Strong, versatile soil profile
- Immaculately presented throughout
- Includes 10ML water taking licence

A unique lifestyle and investment opportunity offering peace, character and versatility in the heart of the region.

Please enquire with Grant for additional details variety of vines & yields

Grant Schubert 0429 077 033

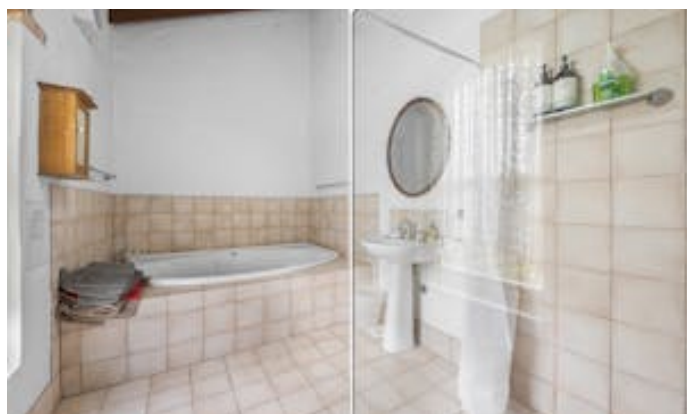
- Land Area 4.572948 hectares
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3











### 11 MAAOUBE ROAD, PENOLA

This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

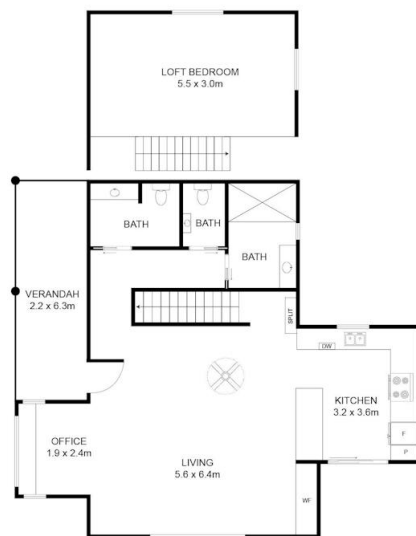


#### THE RESIDENCE



GROUND LEVEL

FIRST LEVEL



THE COTTAGE