



655 Clayton-Milang Road, MILANG, SA 5256

A Once-in-a-Generation Australian Homestead Overlooking Lake Alexandrina

117.00 hectares, 289.11 acres

Some properties are simply bought. Others are entrusted to the next custodian.

Held within the same family for generations, this remarkable 151.68-hectare (approximately 374-acre) estate is a truly rare offering, where rich history, breathtaking beauty and productive farming land come together in one extraordinary package. With uninterrupted panoramic views across the magnificent waters of Lake Alexandrina, this is a property that captures your heart from the moment you arrive.

As you travel along the picturesque tree-lined driveway, the outside world disappears. Beyond lies an authentic Australian homestead, standing proudly amongst magnificent established gardens, large orchard, wood lot for firewood ancient mulberry trees and hidden pathways that whisper stories of generations past. Every corner of the grounds invites exploration, where secret gardens, mature plantings and peaceful spaces create an atmosphere that is impossible to replicate.

Constructed with the craftsmanship of a bygone era, this beautiful stone residence

TYPE: For Sale

INTERNET ID: 300P199079

SALE DETAILS

\$2.6mil - \$2.75mil

CONTACT DETAILS

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showcases everything we have come to admire about Australia's classic country homes. Solid stone walls, soaring 10-foot ceilings, decorative cornices, polished timber floors and original fireplaces combine to create a home rich in warmth, elegance and timeless character.

Thoughtfully extended with exceptional attention to detail, the modern addition blends seamlessly with the original residence, preserving its heritage while providing the comfort and space expected for today's family living. Expansive wall-to-wall glass windows and magnificent timber French doors flood the home with natural light while framing spectacular views across the surrounding countryside and sparkling lake.

The heart of the home is the spacious family, kitchen and rumpus room where beautiful oak cabinetry, polished concrete flooring and a substantial combustion heater create an inviting gathering place for family and friends. The warmth from the fireplace comfortably heats the home, making it the perfect place to relax while watching the ever-changing colours of the lake beyond.

Entry is through a welcoming central hallway leading into an elegant lobby featuring a decorative fireplace that immediately sets the tone for the grace and charm found throughout the residence. Offering four generous double bedrooms, each retaining its original timber flooring under the carpets and decorative fireplaces, the home provides abundant accommodation while maintaining its authentic country character. The beautifully renovated bathroom is a perfect blend of heritage style and modern luxury, featuring a classic French style freestanding bath, oversized shower, vanity, toilet and striking exposed copper plumbing that complements the home's timeless aesthetic.

Step outside and discover a lifestyle many only dream about. The saltwater chlorinated swimming pool enjoys breathtaking views over Lake Alexandrina, providing the perfect place to unwind, entertain or simply soak in the peaceful surroundings as birdlife glides across the water and spectacular sunsets paint the evening sky.

Beyond the home, the property continues to impress with its highly productive farming operation. Comprising approximately 117.4 hectares of freehold land plus 34.28 hectares of adjoining Crown land, the holding totals an impressive 151.68 hectares.

Currently carrying approximately 170 ewes, the property also produces quality hay, in the past has produced 4000 small bales. The land is currently leased to a neighbouring local farmer, providing additional income potential. Previously operated as a dairy farm running 70 dairy cattle, the fertile soils continue to demonstrate their productivity, offering endless opportunities for grazing, cropping or diversification.

Infrastructure is extensive and perfectly suited to a working rural enterprise, with numerous machinery sheds, hay sheds, garages and storage facilities providing ample space for equipment and farm operations.

Water security has been well established with mains water and river water for stock and domestic use.

Properties of this calibre are becoming increasingly difficult to find. The craftsmanship, quality of construction and authentic character simply cannot be recreated. Homes like this were built to last generations, and this remarkable estate stands as a testament to Australia's rich rural heritage.

Whether your dream is to continue its productive farming legacy, create a magnificent lifestyle retreat, establish an equestrian property or simply become the next custodian of one of the region's finest homesteads, this extraordinary property offers an

opportunity that may never present itself again.

Wake each morning to uninterrupted views across Lake Alexandrina, breathe the fresh country air, wander through gardens steeped in history and become part of a story that has been written over generations.

This is far more than a property.

It is a legacy.

And now, for the first time in generations, it is ready to begin its next chapter with you.

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

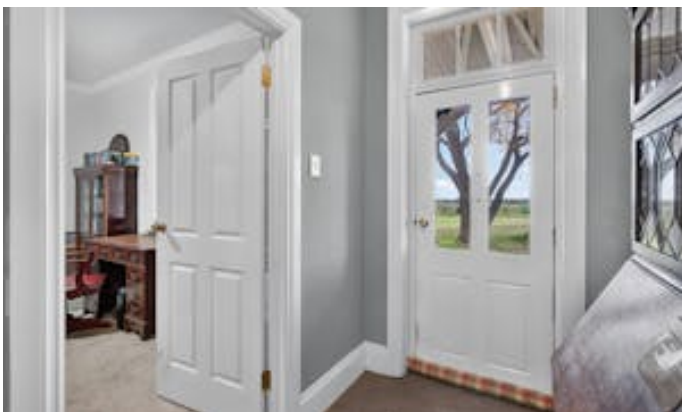
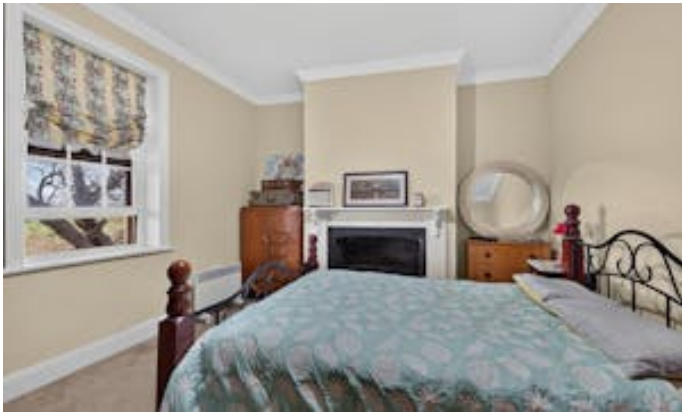
- Land Area 117 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
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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