



305 Greenhills Road, GREEN HILLS RANGE, SA 5153

To Dream the Impossible Dream

28.33 hectares, 70.00 acres

INSPECTION BY APPOINTMENT

Some properties are purchased, while others are simply passed from one generation to the next, treasured by the families fortunate enough to call them home.

Welcome to an extraordinary opportunity to become the new custodian of one of the Adelaide Hills' most tightly held and sought-after lifestyle estates, nestled amongst the rolling green hills between Echunga and Meadows in the prestigious Greenhill Range. Spanning an impressive 28.33 hectares (approximately 70 acres) of breathtaking countryside, this remarkable property offers something that is becoming increasingly rare - a magnificent character residence, exceptional water security, established income streams and the opportunity to embrace a lifestyle many only ever dream about.

Perched proudly on the crest of the hill and approached via a spectacular tree-lined driveway framed by Claret Ash, Golden Elms, Magnolias, Lilly Pillies and manicured

TYPE: For Sale

INTERNET ID: 300P199190

SALE DETAILS

**BEST OFFERS OVER
\$3.6 MIL**

CONTACT DETAILS

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box hedges, the home commands panoramic views across the valleys of Meadows and Echungu. Built in the 1920s and lovingly transformed to an exceptional standard, the beautifully renovated character residence combines the elegance and charm of a bygone era with the comforts expected of modern country living.

From the moment you arrive, the home captures your imagination with its stone walls, soaring ceilings, polished timber floors and timeless architectural features that speak of craftsmanship rarely found today. One of the home's most remarkable features is that almost every room enjoys spectacular views.

The home itself offers five generous bedrooms and three expansive living areas designed for both family living and grand entertaining. The luxurious master suite is a private sanctuary featuring a stunning French-inspired ensuite and an oversized walk-in robe that could easily function as a nursery, parents retreat, dressing room or home office.

At the heart of the residence lies the beautifully renovated country kitchen, perfectly positioned to overlook the formal lounge, dining room, family room and rumpus area, creating a seamless connection between cooking, entertaining and family life. The living spaces spill effortlessly outdoors onto an impressive gabled entertaining pavilion and expansive outdoor entertaining area where family celebrations, long lunches and summer evenings become unforgettable occasions.

For horse lovers, the lifestyle on offer is truly exceptional. The stable complex and equestrian facilities are conveniently located close to the home, allowing you to enjoy the simple pleasures that horse owners treasure most - watching your horses graze peacefully from the kitchen window, the verandah or while entertaining family and friends. This is a property designed for those who have always dreamed of owning horses without compromising on comfort, convenience or lifestyle.

Comfort is assured year-round with two split-system air conditioners, two combustion heaters and a substantial 75kW solar system helping to minimise operating costs.

What truly sets this property apart, however, is the unique ability to combine luxury rural living with genuine income-producing capability. For those who have always believed a property of this calibre was beyond their reach, perhaps it is time to think again. The beauty of this extraordinary offering is that the property itself helps fund the lifestyle.

Established income streams provide the opportunity to enjoy a standard of living that many only ever dream of - the horses, the gardens, the views, the space, the privacy and the freedom of country life - all supported by a productive and diversified farming enterprise. The commercial poultry operation is cleverly separated from the residence via its own dedicated access road, ensuring complete privacy and tranquillity around the home while maintaining the efficiency of the business operation that requires surprisingly minimal hands-on management.

Additional income opportunities include cattle grazing, hay cutting and cropping, providing excellent diversification and long-term financial stability. The property is exceptionally well established with ten paddocks, horse stables, an equestrian arena, extensive shedding and infrastructure suitable for a wide range of agricultural pursuits.

Water security is an outstanding asset, with approximately 730mm of annual rainfall, 170,000 litres of rainwater storage, two bores, two dams and a valuable 14 megalitre water licence, ensuring reliability for both the home and farming enterprise.

A property where lifestyle and income exist in perfect harmony. A property where the

dream really can pay for itself. A property to be cherished. A property to be admired. A property to fall in love with. And perhaps, finally... a property to call home.

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 28.33 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3











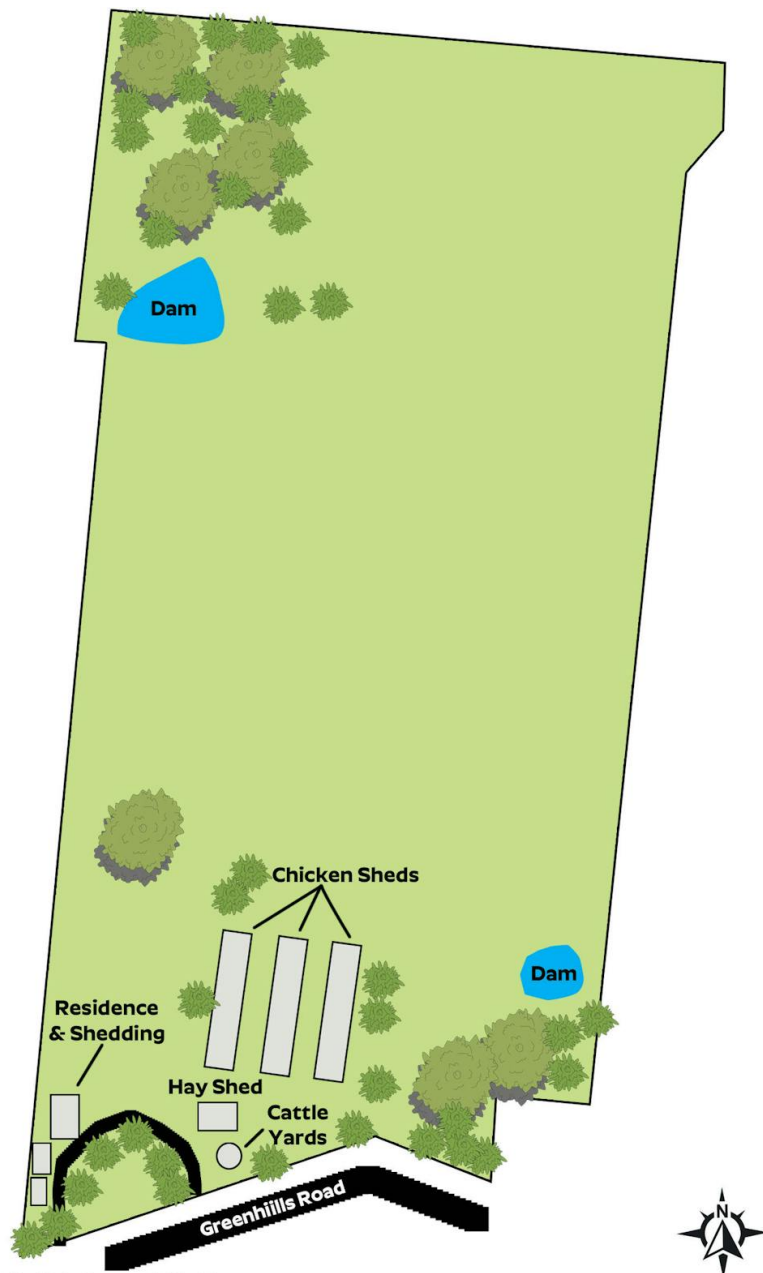
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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