



## 3708 Main South Road, ALDINGA BEACH, SA 5173

"Gracelands" Equestrian & Vineyard -

**4.73 hectares, 11.70 acres**

A property that offers numerous improvements and features that collectively make this property a unique offering and suitable for a combination of various pursuits.

Located on 4.77ha (approx. 11.7acres) of gently sloping land in a high exposure site on Main South Road nearly halfway between Aldinga Beach and Sellicks Beach. The property is only minutes from Silver Sands beach, 10 minutes from Aldinga Central and a comfortable 50-minute drive to Adelaide CBD.

The improvements include a recently renovated, 3 bedrooms, solid brick home with modern bathroom and stylish kitchen. A spacious lounge with combustion heater with adjoining formal dine which enjoys the early morning sunshine which gives the home a light and bright atmosphere.

Other features include wine/storeroom, stunning polished pine floors, double glazed windows throughout and a crisp, clean, neutral decor.

**TYPE:** Sold

**INTERNET ID:** 300P32711

**SALE DETAILS**

**\$1,250,000 -  
\$1,350,000**

**CONTACT DETAILS**

**Ryan Ollwitz**  
0421570717

Adjoining the western side of the home is an entertaining area to be proud of, featuring a large gable-roofed pergola.

Also included is a well presented, inground, salt chlorinated swimming pool, complete with timber deck, compliant and stylish fencing and electrically heated via a massive solar system. A pizza oven will also be included.

Shedding is exceptional and includes:

6m x 6m double garage with concrete floor, power and lights

Fully lined and airconditioned games/rumpus room

Implement/workshop shed with concrete floor

Exceptional 9m x 18m colorbond machinery shed with a partially concreted floor, power and lighting

Produce/ wine cellar

Equestrian Improvements include:

SF colorbond shed measuring 15m x 9m incorporating two stables with timber kickboards, water troughs and very sturdy day yards, together with a feed and horse float storage area and insulated tack room, complete with concrete floor, power and lighting.

20m x 60m fully fenced dressage arena with a sand and rubber chip surface complete with 3 night lights and dust control sprinkler system

4 horse stalls and yards each with kickboards and troughs

Lawned and irrigated loam surface jumping arena

One large cropping paddock, 5 main paddocks plus holding yards

Vineyard:

Approx. 1.5 acres of vineyard on drip irrigation, featuring both shiraz and cabinet grape varieties producing approx. 2 tonnes of quality fruit.

The current vendors produce up to 120 dozen bottles of wine per season.

Water:

The property has a bore that is used for various applications including lawns, stock water, dust control, vineyard irrigation (if required) and many other uses.

The bore currently holds a 5.17 mg water license, which is also for sale subject to negotiation.

Mains water is also connected and is used for household and some garden taps

Other Improvements include:

10kw solar system

Garden, wood and pool equipment sheds

Plus more

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. RLA62833

- Land Area 4.734822 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>





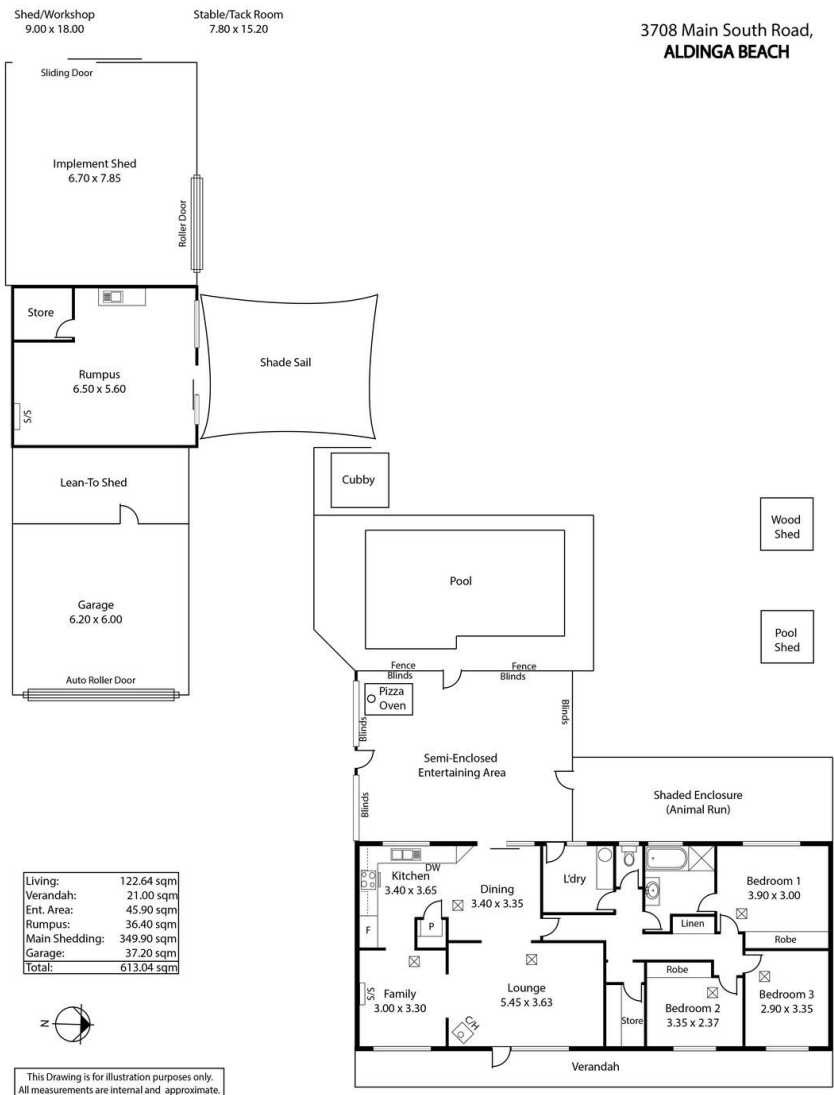








3708 Main South Road,  
ALDINGA BEACH



Living:	122.64 sqm
Verandah:	21.00 sqm
Ent. Area:	45.90 sqm
Rumpus:	36.40 sqm
Main Shedding:	349.90 sqm
Garage:	37.20 sqm
<b>Total:</b>	<b>613.04 sqm</b>

This Drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.

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