



1084 Signal Flat Road, FINNISS, SA 5255

" MATALI " - The Perfect Country Escape

25.70 hectares, 63.50 acres

INSPECTION BY APPOINTMENT

As you drive into "Matali" you will be in absolute awe of what this property has to offer with its panoramic views, amazing Horse set up and extensive shedding , many different income streams from the quality water, 20 acres of Hay, Horse setup, cows, the perfect country escape.

Step back in time take a breath and be impressed with the country charm of this beautiful country homestead.

This one has something for everyone, Set on 25.7 HA (60 Acres)The perfect equestrian lifestyle, with its Olympic size arena finished to perfection with clay base and sand flooring, stables to the yards all within a short walk to the main home, the property has a pristine water supply of Approx. 460 PPM via a bore and pumps at 6 litres per second ,10.4 KVA solar system with 10.2Kva of battery's back up with two inverters, 3 phase power, extensive shedding and all newly fenced.

Circa 1920 s and renovated in style. Sophistication & Style is what this home has to offer. Step inside this ultimate residence, boasting country charm and character and

TYPE: Sold

INTERNET ID: 300P70141

SALE DETAILS

SOLD BY
SYLVIA.JEMSON-LEDGER

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Sylvia Jemson-Ledger
Hills & Fleurieu
0487 301 390

fine design.

Idyllic lifestyle with phenomenal views. Uninterrupted views over the property, privacy, peace and tranquillity are what you feel when you are exploring this amazing property.

This incredible property boasts great street frontage with a two driveway access, one to accommodate large trucks with a new driveway installed and the second driveway that passes over a unique country bridge to the main home.

Graced with sophisticated glamour this gorgeous homestead has been finished in style with Vinyl wooden look floating floors to main walkways and kitchen dining area's, 10 ft High ceilings, Fireplaces, 2 ft thick stone walls with beautiful arches accessing all the living areas. The bedrooms and lounge room will have new grey plush carpets installed prior to settlement.

Perfectly designed to embrace a seamless transition between indoor and outdoor living whilst harmoniously maximizing use of natural light throughout. Views from all the rooms look over this amazing property.

The Lounge dining areas have built- in combustion heater to the old fireplace and Split system air-conditioning to add to the modern comforts of this character home.

The outdoor entertaining areas overlook the property, horse area and all the large acreage property's that bounder Matali.

There is a fabulous kitchen living environment with the option of both formal and informal areas.

The great country entertainer, this home has been designed with entertainment in mind. The perfect retreat for family and friends.

Beyond this facade lies character retreat which has been a distinguished family home offering two large living areas, outdoor entertaining to the front and back of the home with returned verandas all around, There are currently 3 bedrooms and a study, mudroom, bathroom, separate toilet and laundry.

A flexible floor plan with the option of having 3 bedrooms plus study or parents' retreat.

The open plan kitchen, living and dining will fluidly cater to any casual or formal event. This area has plenty of cupboard and bench space with phenomenal views over the property. Appliances include Belling upright double oven & Fisher & Paykel dishwasher, currently one of the bedrooms have been setup as the butler's pantry accommodating the double fridge and additional storage.

The bathroom, toilet, mudroom and laundry are all located at the back of the home. The bathroom has built-in bath shower and vanity unit, the toilet is located in a separate room.

Further features to the property include 17m X 6 m shed with 3 phase power cement floors and brand new carport adjoining this shed to fit the off road caravan, horse float, boat all with cement floors and at a 4m height, an additional shed will be erected of 13m W x 22.5 m L x 4.2 H with one bay fully cemented all brand new. Over 150,000 litres of rainwater and additional header tanks from the bore, irrigation and risers to the property, approx. 20 acres sown into quality hay producing 200 round bales a year, winter creek. The property in the past was a commercial Herb farm so irrigation in some areas still exist. Really what more do you need!!

Only 50 minutes to the Tollgate, 15 minutes to Strathalbyn and 10 minutes to Goolwa, 5 minutes to the famous Finniss general store with Alfresco dining.

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

Brochure Link below

<https://www.dropbox.com/s/mkwo7hia128j2qj/PDF%20BROCHURE%20MATALI.pdf?dl=0>

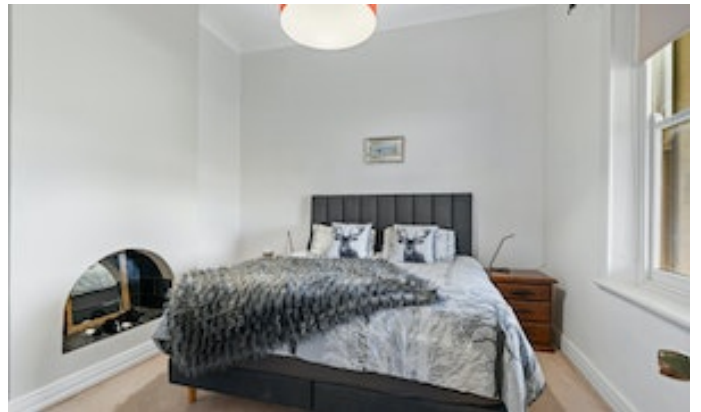
- Land Area 25.7 hectares
- Bedrooms: 3
- Bathrooms: 1

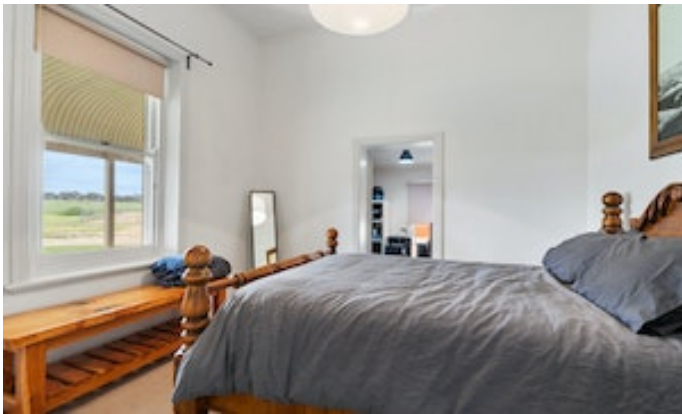


HOMESTEAD

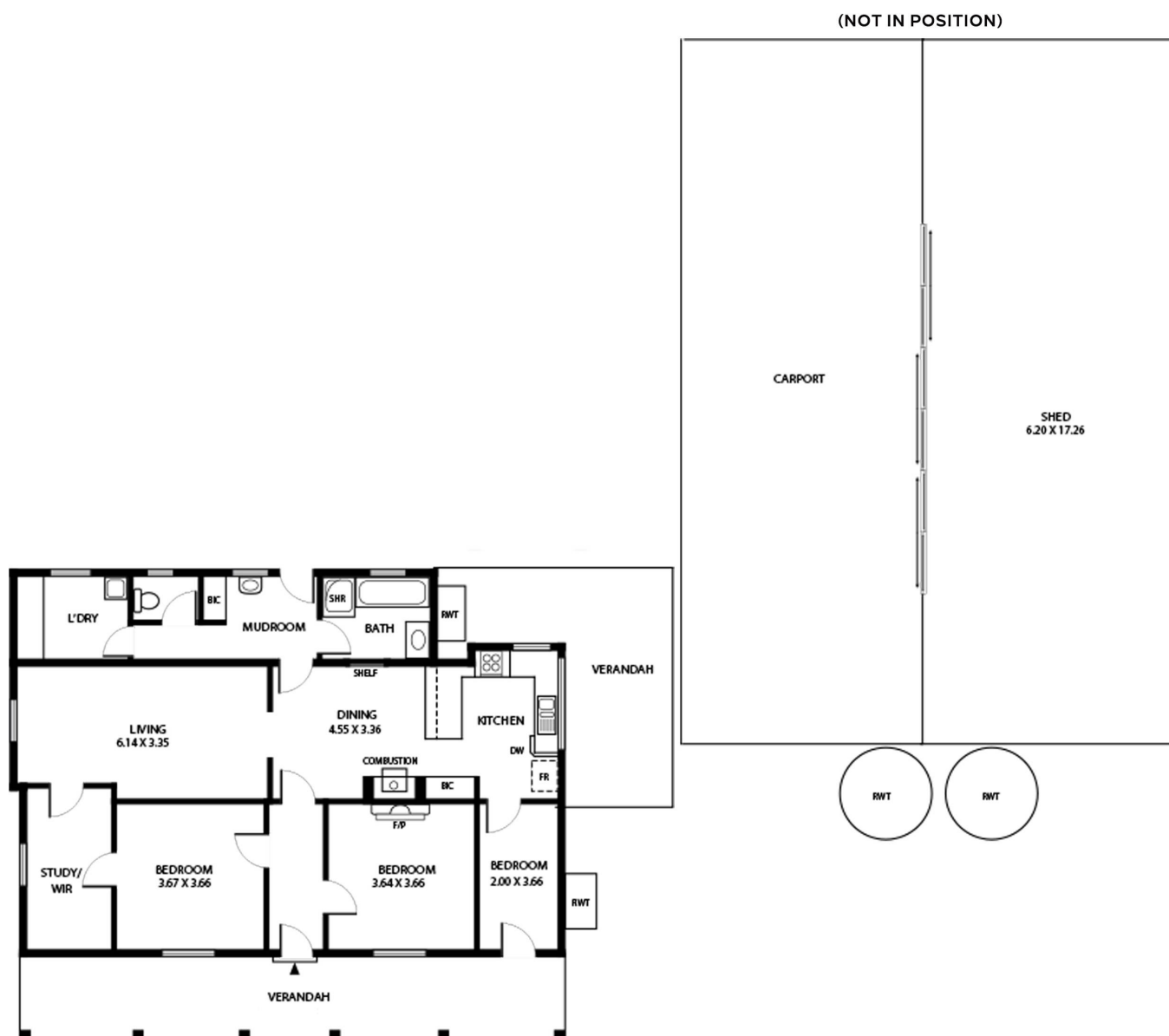
Bedrooms	3
Bathrooms	1









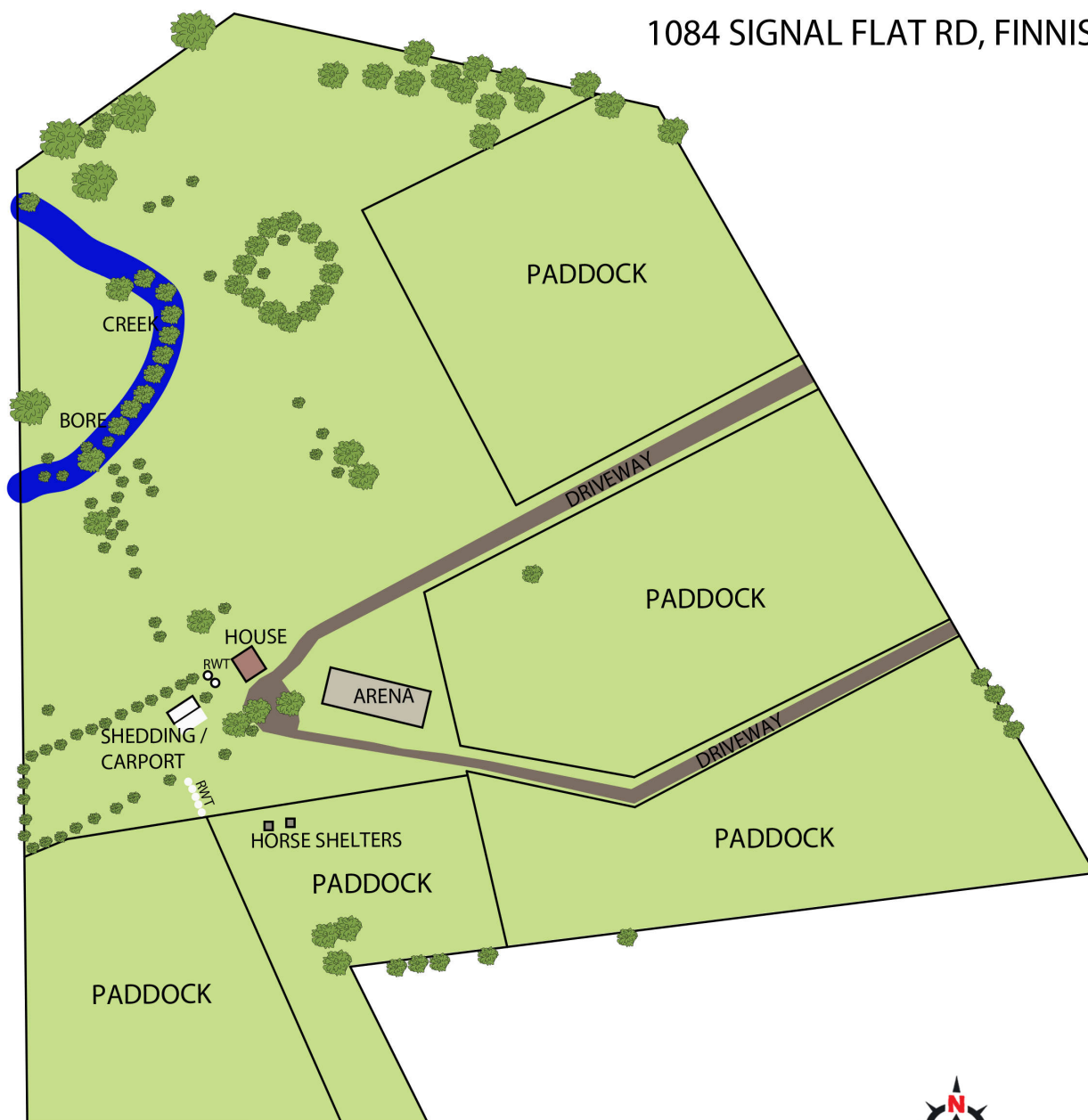


Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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