



## 473 Cromer Road, CROMER, SA 5235

"Whispering Pines" Idyllic Private Country Setting, Enchanting Gardens.

Please note: This property will not be open for inspection until Thursday 11th of December at a time to be confirmed.

This three-bedroom solid brick cottage is set on 26.1 Hectares (64.46 Acres) of quality farming land with a section of natural scrub, open grazing/hay paddocks and picturesque grazing land dotted with majestic gums and two dams. The home is set centrally on the land being at the end of a long meandering driveway away from roads giving a very private setting and has views over a large dam.

There is a large master suite and two other bedrooms with built ins, a formal lounge with combustion heater, a dining room, a modern kitchen, a sunroom/study, updated bathroom and laundry and a big feature being the enclosed rear verandah overlooking the expansive lawns and large dam.

There are well established gardens, and many varieties of fruit trees.

Water security is a big feature of this property with untreated mains water, a good quality metered bore with water license for potential irrigation, garden water, rainwater

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:** 80P4732

### SALE DETAILS

**\$1,395,000 -  
\$1,595,000**

### CONTACT DETAILS

**Elders Real Estate Gawler**

37 Murray Street  
GAWLER, SA  
08 8522 1988  
RLA: 64256

**Jeff Lind**  
0413 186 214

to the house and a 22,500 litre concrete rainwater tank to the house, a 100,000 litre concrete water tank for bore/dam water and a 22,500 litre poly tank by the big sheds plus two dams. The dams are teeming with birdlife and the larger is stocked with Silver Perch and Catfish. There is electric and diesel pumps on the dam and a number of fire hoses on the property. The water gravity feeds to stock troughs in all six paddocks.

The property has mains electricity and 10 kilowatts of solar electric panels to save on energy costs.

At the house there is a 6m x 6m shed, a single garage, a chook yard and run, a wood shed and a railway car garden shed.

The main shed is 18m x 7.5m with concrete floor and power and an attached carport, there is a small shearing shed area with sheep yards to the rear and there is a 18m x 6m hay/implement shed.

There are also some quality cattle yards and the land is divided into 6 separate paddocks and the pastures are improved with good fertiliser history.

The property could be used for horses, cattle, sheep, hay growing or other horticultural uses.

The property is centrally located only minutes from well serviced Birdwood and 35 minutes to Tea Tree Gully, Mannum, Gawler and the Barossa.

So if you have been searching for a quiet country property with plenty of versatility and neighbours at a distance then this is the one for you.

For Inquires or to Inspect call Jeff Lind on 0413186214.

Ready to make an offer? Head to [eldersgawler.com.au](http://eldersgawler.com.au), select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 64.46 acres
- Bedrooms: 3
- Bathrooms: 1
- 9 car garage

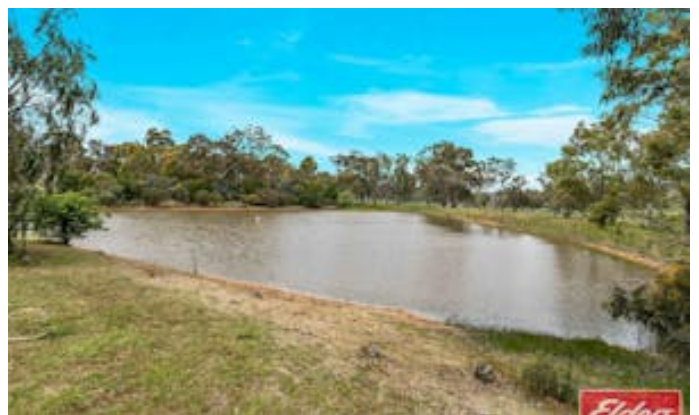








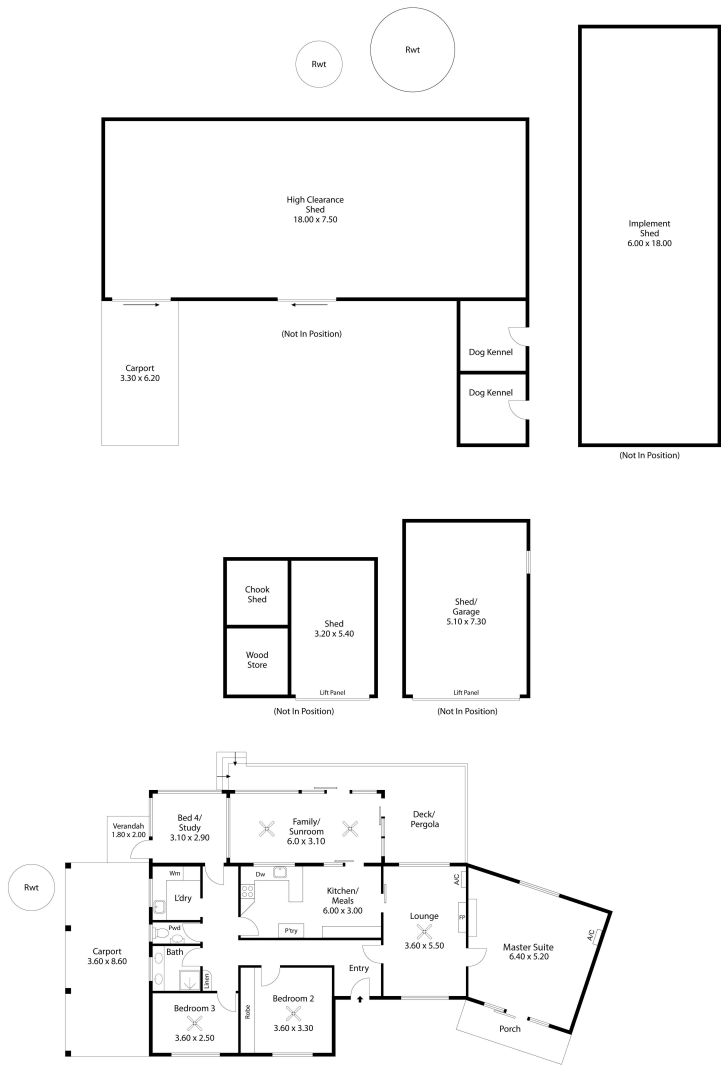








473 Cromer Road,  
**CROMER**



Living:	154.06SQ.M
Deck/Pergola:	14.23SQ.M
Carport:	17.32SQ.M
Garage:	37.22SQ.M
Shed:	303.39SQ.M
<b>TOTAL:</b>	<b>526.22SQ.M</b>



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