



36 Springton Road, WILLIAMSTOWN, SA 5351

'Brookleigh' - Circa 1901 Sandstone Farmhouse on 82.8 acres

This beautiful 2 bedroomed original farmhouse is hidden away behind majestic gum trees and with a complete wrap around veranda that will charm you at first sight.

Upon entry an impressive hallway greets you with original hardwood timber flooring and a front door which is surrounded by fantastic lead-light windows. Along one side of the hallway is a built-in floor to ceiling bookshelf with cupboards at base for extra storage.

A true farmhouse country kitchen incorporating the dining area with a Belling "Rangemaster" electric stove with dual ovens and 5 ring gas top cooking. Standout of the kitchen is the impressive Esse "Ironheart" wood burning stove which stands proud surrounded by the exposed and re-pointed chimney breast. Views out of the kitchen window over the fruit orchard complete the picture.

There are two bedrooms with the master enjoying wood combustion fire in the cooler months and the spare room a boasts a fireplace. Both bedrooms have direct access to the fully enclosed northern side of the wrap around veranda and back doors to the outside. A third "sleep out" area for an extra guest has also been created in the enclosed veranda area.

TYPE: For Sale

INTERNET ID: 80P4898

SALE DETAILS

**\$1,395,000 -
\$1,495,000**

CONTACT DETAILS

Elders Real Estate Gawler
37 Murray Street
GAWLER, SA
08 8522 1988
RLA: 64256

Jeff Lind
0413 186 214

Bathrooms comprise of a shower, bath and vanity adjacent to the hallway as you enter the home and a second shower, vanity and toilet are located in the large laundry area situated just off the kitchen.

The home also has a huge attic/loft space with good height that could potentially (STCA) be converted into extra bedrooms.

The Cellar is vast and runs the full length under the front to the house with power and lighting to all sections.

Outbuildings/Sheds

Shedding comprises of a former dairy now storage area and timber shed. Still in place are the stock loading ramp and head bail/crush, both of which are in working order.

There is a large fox-proof chook run and shed with plenty of natural shade.

There is a large implement shed, a Coolroom storage lockup and a smaller studio with air conditioning currently in use as a floristry studio.

Single car garage with tool/storage annex to the rear.

A sturdy two carport to the northern aspect of the home.

Land

Undulating, hilly with several areas of level ground and 4WD access tracks to all corners of the farm.

One of the most outstanding views in the region from the top of the property.

The farm is currently divided into 3 paddocks and 2 horse/stock yards all with natural shade and shelter. Fencing is great condition with recent upgrades

Water

Two spring fed dams and a well which is equipped with a solar pump. Water storage tanks total 180,000 litres over 12 tanks. Stock water troughs to two of the paddocks and dam water in the third.

3 phase power is available.

Grounds/gardens

Extensive cut flower patch (approx. 2 acres) of predominately Australian and South African native flowers and foliage. Posing an attractive Income stream as either direct cut flower sales to the wholesalers in the city or as part of your own Floristry enterprise with plenty of land to expand this further.

Comprehensive list of all flowers currently growing will be available.

Fruit and nut trees and veggie garden plus a stunning old Fig tree, plums, apricot, pomegranates, apple, pears, mulberries, loquats, almonds, quince.

Vegetable garden comprises of 11 raised beds and fitted with dripper system. Completely fenced to keep stock and wildlife out.

Location and services

Williamstown is in the beautiful Southern Barossa region which is home to some of the regions finest wines and has numerous attractions in the surrounding areas.

The township itself is home to The Williamstown Hotel, Violet's Pantry cafe, Bakery, Deli store/cafe, Post Office, Pharmacy, Surgery, Hairdressers, Barbers, Beauticians, a fantastic Op Shop, Barossa Landscape Supplies and plant nursery plus many more business and it's worth noting that the township is soon to have a Foodland supermarket and Service Station.

A wide variety of local clubs, including the very popular Southern Barossa Men's Shed.

Both SA Forestry and SA Water allow walking, hiking, fishing, kayaking and in some areas horse riding. Truly a vibrant little town to be part of.

School busses go to Birdwood, Faith Lutheran, St Jakobi and Trinity College and there is a local primary school and daycare centre.

Larger township of Gawler is a 20 min drive with Adelaide and the airport only an hour away.

PLEASE NOTE: THIS PROPERTY WILL NOT BE AVAILABLE FOR INSPECTION UNTIL SATURDAY THE 2nd MAY 2026. PLEASE CONTACT JEFF WITH YOUR INTEREST AND A TIME WILL BE ADVISED ONCE CONFIRMED.

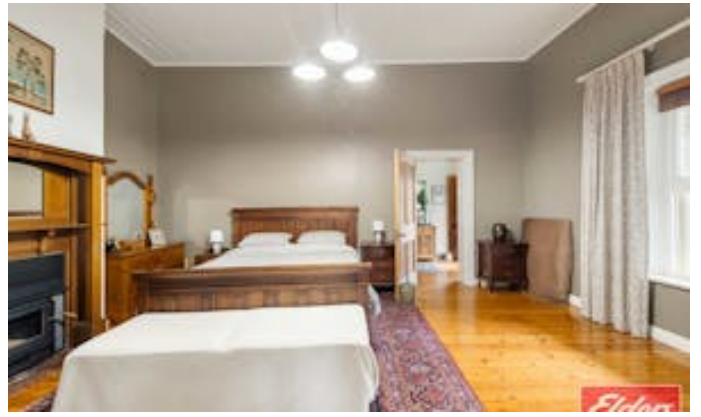
For details or to inspect this farm property please call Jeff Lind on 0413186214.

Ready to make an offer? Head to 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 82.8 acres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Double carport









36 Springton Road,
WILLIAMSTOWN



Living: 192.06SQ.M
 Cellar: 78.13SQ.M
 Carport: 36.00SQ.M
 Verandah: 84.60SQ.M
 Garage/Store: 30.60SQ.M
 Shed/Workshop: 105.60SQ.M

TOTAL: 526.99SQ.M



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