

217 Mallee Road, Walker Flat, SA, 5238



Acreage Semi-rural For Sale

Wednesday, 18 December 2024

217 Mallee Road, Walker Flat, SA, 5238

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Acreage Semi-rural

A Great Hobby Farm Near the River

21 acre, recreational lifestyle property includes a character home, good shedding, water and a great location.

PROPERTY HIGHLIGHTS INCLUDE:

- 8.63ha (21.32 acres approx.) of gently sloping, fully usable land
- Character home with 9' ceilings
- Bright rooms with endearing features
- Large outdoor entertaining area
- Drive through garage & workshop, both of equal size
- 60' x 30' farm shed plus more structures
- Domestic water licence
- Two road frontages

Sited only minutes to the mighty Murray, along with the local boat ramp and shop, it is also a very easy 20 minute drive to Mannum with all its essential services and facilities.

21 acres is a perfect size as it's an easy size to look after and can accommodate just about all the fun and hobbies you could wish to explore. The land has previously been used for hay production, giving an insight into its usability in that it would suit a couple or horses, sheep, alpacas, motorbikes and more. Having two road frontages it is simple to get large vehicles in and around the property.

The home provides very nice living standards and options, with its centrepiece being the large, dine in, country orientated kitchen where there is a tremendous amount of cupboard space, a dishwasher, built-in electric oven and cooktop, a combustion heater where an old wood stove would once have stood and space enough for the large dining table.

The lounge features a recessed wall ready for an entertainment unit and is equipped with another slow combustion heater which is the ideal complement to the brand new, ducted, reverse cycle, air conditioning system.

All 3 bedrooms are of a good size and are fitted with built-in robes, with the main having an area which could be utilised as a dressing room, nursery, study or future ensuite bathroom with its existing plumbing facilities.

Separating the bright, not that long ago updated, bathroom and the very handy storage room, is a well-appointed laundry.

The high pitched roof creates its 9' ceilings and houses a 24 panel solar unit. Rainwater is supplied to the home via approx. 64,000 litres of storage capacity, together with a 20,000 litre lagoon water tank as the property comes with a domestic water licence.

Attached to the home is a rather large multi-purpose structure that measures 60' x 25' and is currently utilised as an outdoor entertaining area with pot belly heater, double garage and storage. Then there is a 20' x 10' G.I. shed for more storage with the biggest shed of them all being the 60' x 30' G.I. farm shed. Whether it be boats, hay, or conversion to stables, it will serve its new owner's purposes. A well-established poultry facility has been set up for those who would like chickens or ducks.

In all, a lovely recreational lifestyle holding near the river.

Call NOW on 0488 972 888 for more information or to arrange a private inspection.

Country Estates Realty Pty Ltd trading as CE Property Group RLA100925

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