

384 Range Road, Montarra, SA, 5172



Acreage Semi-rural For Sale

Tuesday, 26 November 2024

384 Range Road, Montarra, SA, 5172

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Acreage Semi-rural



Mitch Portlock

0431418516

Rare Country Retreat with Sustainable Living...

384 Range Road, Montarra, offers a rare opportunity to secure 175 acres of picturesque country living, with the added benefit of sustainable, regenerative land management. Located at the end of the Shiraz Trail, the property was once associated with the Paltara South Devon Stud and remains an ideal setting for farming or simply enjoying the natural beauty of the land.

For the past ten years, the property has been managed without chemicals, focusing on soil health and biodiversity. This approach, in line with regenerative agricultural practices, helps to maintain healthy pastures and support livestock. The land is equipped with 10 dams, the 2 largest are stocked with Tasmanian Trout and Redfin. The property also comes with a bore and multiple rainwater tanks.

The property also promotes wildlife, with waterfowl and other native species encouraged to thrive. Several levelled camping spots are scattered throughout the property, perfect for birdwatching and wildlife observation. While secluded, the property is only minutes from the townships of Willunga and McLaren Vale and less than an hour's drive to Adelaide, making it an ideal balance of rural living and convenience.

The dwelling is centrally located on the property, providing both privacy and stunning views. Boasting a spacious split-level, double brick home with striking lofty raked ceilings that create a sense of openness and light throughout. The home's design offers an inviting and comfortable living space, with large bedrooms that provide ample room for relaxation and privacy. Separate living areas ensure a functional layout, making it ideal for both family living and entertaining. The thoughtful design and solid construction of the home compliment the serene rural setting, offering both comfort and style in a peaceful country retreat.

The kitchen is both functional and stylish, featuring high-quality stainless steel Smeg appliances including an electric cooktop with a rangehood. Large storage drawers provide ample space for organizing kitchen essentials, while the double sink offers practicality for everyday tasks. The classy stone benchtops add an elegant touch to the space, creating a modern and sophisticated feel. With stunning views over the property, the kitchen not only serves as a space for culinary creativity but also as a place to enjoy the beauty of the property.

There is a beautiful in-ground swimming pool, offering the perfect space to relax and enjoy the outdoors. Whether you're swimming, lounging by the poolside, or entertaining guests, it's an ideal spot to unwind during warm months. This outdoor living space enhances the property's appeal, combining comfort, privacy, and a seamless connection to the natural surroundings.

The property offers excellent shedding and storage options, making it perfect for those with agricultural or recreational needs. The property includes an 8m x 6m detached brick garage, which is complemented by an adjacent 6m x 4m storage area-ideal for tools, equipment, or additional storage. In addition, there are two large implement sheds: one measuring 21m x 10m and the other 18m x 9m, providing substantial space for machinery, vehicles, or other large items. These versatile sheds enhance the property's functionality, making it a great fit for farming, hobbyists, or anyone requiring ample storage space

Properties like this one are extremely rare in this location and of this size. The combination of privacy, natural beauty, and proximity to both the renowned Shiraz Trail and the townships of Willunga and McLaren Vale makes this property a unique opportunity. With its spacious home, expansive sheds, abundant water resources, and sustainable land management, it offers an exceptional lifestyle for those seeking seclusion without sacrificing convenience. Opportunities to acquire land of this calibre in such a sought-after area are few and far between, making this a truly special offering and worth some serious consideration...

For further information or assistance contact David Hams 0402204841 or Mitch Portlock 0431418516 anytime...

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)