

**413 Gemmell Rd, Gemmells, SA, 5255**



**House For Sale**

Thursday, 28 November 2024

413 Gemmell Rd, Gemmells, SA, 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**



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## Sprawling 132-Acre Rural Retreat with Equestrian Facilities & Stunning Views

### INSPECTION BY APPOINTMENT

Set on a sprawling 132-acre property, 413 Gemmell Road offers an exceptional rural lifestyle, blending modern comforts with expansive facilities perfect for both equestrian pursuits and running stock. This 4-bedroom, 2-bathroom home, complemented by well-established infrastructure, is an ideal choice for horse lovers, cattle farmers, or anyone looking to embrace the peaceful serenity of country living with all the space and functionality you need.

The heart of the home is the expansive master suite, which includes a large walk-in robe and stylish ensuite with external access, perfect for enjoying the outdoors or creating a private entry. The master suite also opens onto its own private living area and study, providing the ideal space for work, relaxation, or a quiet retreat. This section of the home can be closed off from the rest of the house for added privacy.

Bedrooms 2 and 3 are spacious retreats, with a built-in robe to bedroom 3, offering comfort and privacy for family or guests. Each room in the home is framed by stunning rural views, ensuring you are always connected to the beauty of your surroundings.

The open-plan living, dining, and kitchen areas provide a spacious, inviting environment for entertaining or family life. The large kitchen is a chef's delight, with a spacious walk-in pantry and a stylish glass splashback that allows natural light to flood the space. From the living area, step out onto a generous outdoor entertaining space, with outdoor blinds and breathtaking panoramic views over Lake Alexandrina, stretching all the way to Tailem Bend. Whether you're hosting a gathering or relaxing with family, this outdoor area offers the perfect setting.

This property is equipped with extensive facilities to support both livestock and equestrian activities. Currently running 20 head of cattle on part of the property, the property includes top-tier cattle infrastructure with cattle yards, a crush and head bale, two permanent loading ramps, five large paddocks with electric fencing, water troughs, and three dams (two year-round).

For equestrian enthusiasts, the property offers 17 horse paddocks, eight of which are equipped with 3-sided lined shelters, providing year-round comfort for your horses. The property also features a round yard, three walk-in/walk-out stables with automatic waterers, and post-and-rail day yards that open directly onto paddocks for easy access. The 25m x 64m all-weather fenced arena is perfect for training with a view, while the wash bay and three additional tie-up points make daily care and grooming simple and convenient.

Beyond the main residence, the property includes a variety of sheds and outbuildings to meet all your storage and operational needs. The old shearing shed has been cleverly repurposed into a large, versatile studio - an ideal space for an office, workshop, or creative studio.

The property features a 6kW solar system, ensuring energy efficiency and reduced utility costs. Rainwater storage is abundant, and the property also has backup mains water to ensure a reliable supply for both the home and the land. With three dams, water troughs throughout the paddocks, and ample water resources, you can be assured that both your livestock and horses will have access to fresh water year-round.

413 Gemmell Road offers not just a home, but a lifestyle. Surrounded by stunning rural vistas, including sweeping views of Lake Alexandrina and stretching as far as Tailem Bend, this property is perfect for farming, grazing, or simply enjoying the tranquility of country living. With endless open space and the flexibility to run a variety of rural operations, this property offers the ultimate rural escape.

Internal Features:

- Large kitchen
- Glass splashback
- Spacious master suite with ensuite
- Walk-in pantry
- Dishwasher
- Large 2nd & 3rd bedrooms
- Built-in robe in bedroom 3
- Ducted R/C A/C
- Large Studio

#### Outdoor Features:

- Outdoor entertaining area
- Outdoor blinds
- 3 walk-in/walk-out stables with automatic waterers
- 17 paddocks - 5 large paddocks & 12 smaller paddocks
- 8 lined shelters
- Round yard
- Wash bay
- 3 undercover tie-ups
- Cattle yards
- Cattle crush and head bale
- Electric fencing with 2 energisers
- 25m x 64m all-weather arena
- 3 dams (2 all year-round)
- 18m x 12m shed with 3.6m x 6m lean-to
- 12m x 12m x 4m high implement shed with 7.5m lean-to
- 93,000l rainwater at stables
- 285,000l rainwater storage
- Mains water fed to 42,500l header tank
- 6kW solar system
- 6.5kW solar battery
- Veggie garden

Located in the highly sought-after Gemmells area, the property provides the ideal blend of rural privacy and convenience. It's within easy reach of local towns and amenities with Strathalbyn (10 mins), Mount Barker (15 mins) and the CBD (50 mins), making it the perfect balance of peaceful seclusion and accessibility.

With a spacious home, top-tier equestrian and stock facilities, extensive shedding, and picturesque land, 413 Gemmell Road represents a rare opportunity to embrace a true country lifestyle. Whether you are looking to run cattle, establish a professional equestrian business, or simply enjoy a peaceful rural lifestyle, this property offers the perfect setting to make your dreams a reality.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947