

**97 Milhinch Road, Carrickalinga, SA, 5204**



**House For Sale**

Tuesday, 31 December 2024

97 Milhinch Road, Carrickalinga, SA, 5204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Jason Mills

0884716180



Alice Moorhouse

0418821438

## Lifestyle Property on over 80 Acres - Ocean Views, Sustainability, and Space

Auction - Saturday 1st February 2025 at 3pm

Inspection By Appointment

Step into a world of opportunity with this incredible property that combines spacious living, sustainability, and breathtaking ocean views. Located just minutes from one of South Australia's best-rated beaches and vibrant local amenities, this is your chance to own a slice of paradise.

Built with timeless iron construction, this home blends heritage charm with modern functionality. Offering four spacious bedrooms, two bathrooms, and a versatile games room, it provides ample accommodation for families and guests. The open-plan layout, enhanced by a peaked ceiling (9-13ft), creates an inviting atmosphere, complemented by a wood oven and a modern gas oven and cooktop for cozy, functional living.

Designed with sustainability in mind, the property includes a 10.5 kW solar system, irrigated front and rear lawns, fruit trees, and raised vegetable garden beds. Spring water, rainwater tanks, and a plantation forest further enhance the near-off-grid lifestyle, ensuring a self-sufficient haven for nature lovers.

Outdoor living is equally impressive, with front and back verandas that frame panoramic views, including year-round ocean sunsets. A recreational dam offers opportunities for kayaking or fish farming, while the sprawling land serves as a wildlife refuge for kangaroos and koalas. The expansive garage and carport provide covered parking for up to six vehicles, ensuring practicality matches the property's beauty.

Conveniently located, this property is just a 3 minutes drive from pristine beaches and a neighboring microbrewery, 5 minutes from Yankalilla's shops and vibrant town center, and within easy reach of top-rated schools like Yankalilla Regional School and its renowned K-12 agricultural program. Commuters will appreciate the effortless access to the southern suburbs.

Additional highlights include an outdoor laundry, large shed, and irrigated garden beds. The organic land has been untouched by chemical fertilizers for over 50 years, adding to its appeal. Inside, concrete, tile, and carpeted flooring, combined with two split systems, provide year-round comfort in a space designed for both functionality and charm.

More reasons to love this home:

- Private nature retreat just moments from the beach
- Over 80 acres (approx) of nature-filled rolling hills
- Large dam and seasonal creek
- Self-contained guest suite with sensational views
- Entertaining deck
- Huge game room
- 13m x 19m workshop, implement shed, and garage with carport
- Five minutes from Normanville and Yankalilla town centres
- Thirty minutes to Fleurieu Wine Country
- An easy one-hour drive to Adelaide
- Carrickalinga is Australia's first International Dark Sky Community, committed to protecting its clear and star-filled night skies

Whether you're seeking a sustainable homestead, a lifestyle property, or a tranquil retreat, this incredible property offers everything you need to make your dream a reality.

Call Jason Mills today to arrange a viewing and take the first step towards your new adventure.

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447