

563A Gregors Road, Seddon, SA, 5223



Rural For Sale

Sunday, 3 November 2024

563A Gregors Road, Seddon, SA, 5223

Bedrooms: 6

Bathrooms: 3

Parkings: 16

Type: Rural

Kangaroo Island Ecotourism Offering

Peaceful, private and picturesque in every way!!

Homestead plus "Rivarnia" cabin accommodation

- 42.3 ha mix of native bush, river timbers and pasture
- Main homestead, (new in 2007), 4 bedroom/2 bathroom, massive open space kitchen, polished grey gum floors to main living and passages, carpet in bedrooms. Western Red Cedar window frames, with double glazing. An extension of the veranda incorporates a fully covered outdoor entertaining living area, accessed by 3 bifold French Doors
- 2 car carport adjacent main homestead.
- "Rivarnia", a 2 bedroomed, open plan, fully self-contained holiday cabin, offered fully walk in walk out, including website, www.rivarnia.com . Consistent returns over previous years and being given in with the sale.
- This established business, is built on the attractions of the diverse flora and fauna, the unique "Aussie Bush" experience incorporating the 2 km walking trail loop along the banks of the river.
- Industrial shed steel framed zinc alumine, 12 x 7.8m 4.2 metres high, cement floor
- Relaxation hut on the riverbank, made of natural timber, an ideal hide for birdwatching, while the marron pots are at work.
- 400 metres of Eleanor River frontage
- The property is fully self-sufficient for both power and water, with a modern, and recently upgraded solar system, (the backup generator has been used rarely),
- 23 Kw lithium battery storage, all underground cabling and scaleable to cater for future expansion
- 112,500 litres of rainwater storage
- Zoned "Rural"

Located 11 km south of Parndana, and 5.6 Km from the main sealed South Coast Road, central to the Islands tourism attractions

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