



**SOLD**

## OPPORTUNITY FOR INVESTORS - LEASE BACK

Local @realty agent Shane Magor, proudly presents 1195 James Track, Myponga For Sale.

'Reduced for Definite Sale, Exceptional Value'

Fantastic investment opportunity for some of the state's most secure & productive farming land on Adelaide's doorstep & gateway to the beautiful Fleurieu Peninsula.

For outright sale, or the vendor would also consider to lease the property back for a 1-3 year period with attractive terms to the right purchaser.

Brook Hill homestead and farm is a magnificent holding comprising of 78.5 Hectares or 194.19 Acres of pristine farmland on the beautiful Fleurieu Peninsula. Ideally positioned approx. 1 hour or 70km's to Adelaide and only 5 minutes to the township of Myponga.

Recently converted from a dairy farm into a fat lamb farm with new perimeter fencing, this amazing property with 36 inch (900mm) annual rain fall will suit either the experienced farmer or the person looking for the tree change with significant income potential with either sheep or beef cattle.

With a beautiful family home, panoramic views from all over the farm in all directions of rolling majestic hills and the sea, significant shedding, comprehensive existing farming infrastructure including troughs, race ways, dams and a transferrable water licence, this farm is established and ready to go.

With your private animal sanctuary directly adjacent the house with your own hand reared pets including 3 kangaroos (Lilly, Daisy and Rosey) and 3 emus (Stanley, Elly & Eddy) your new farm life will be complete and the envy of all your family and friends.

Additional property features and benefits include:

- 3 Bedroom family home
- 1 Bathroom
- 2 Toilets
- Secure undercover deck with beautiful raked timber ceilings
- 5 Bay shed - 2 bays lined with bedroom and separate kitchenette / lounge

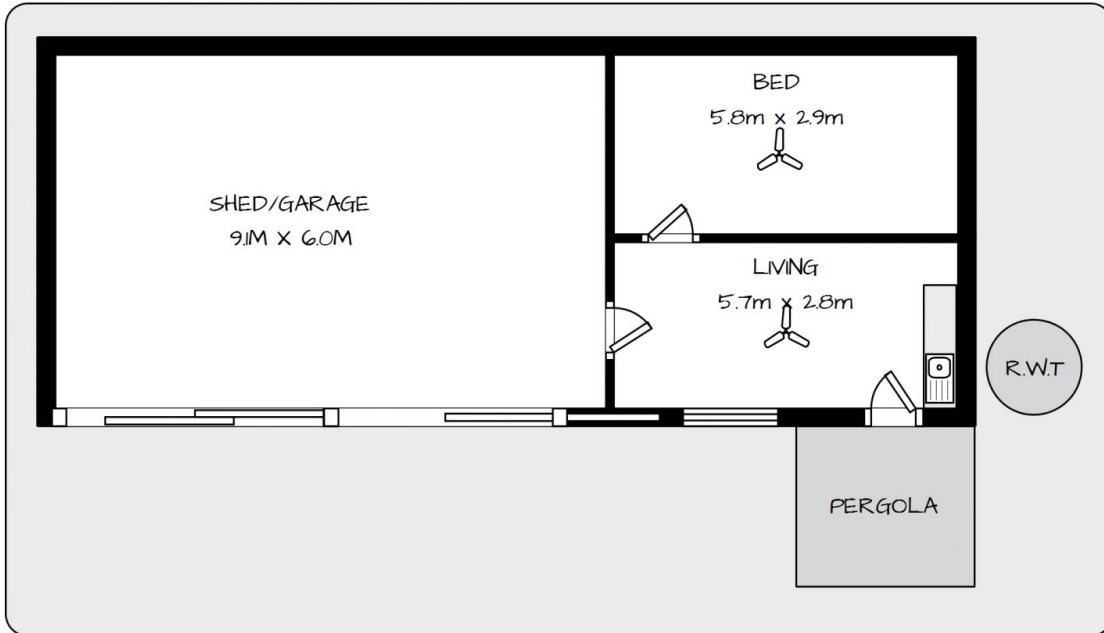
**4 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$1,130,000

**OPEN FOR INSPECTION:**  
N/A



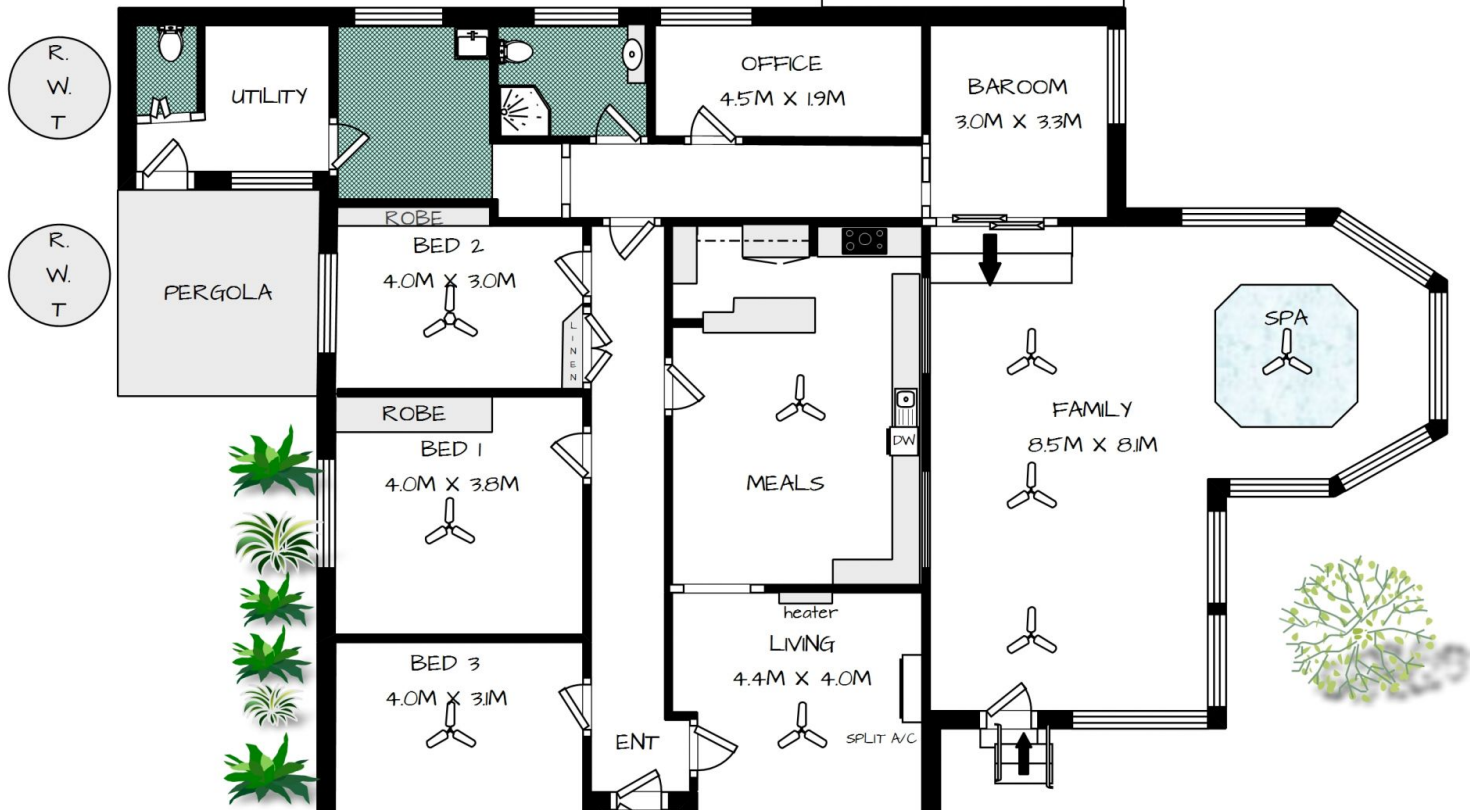
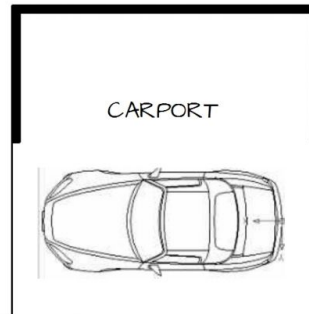
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APPROXIMATE AREAS

HOUSE 211 Sq/M

GUEST HOUSE(not including shed) 34 Sq/M



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.