



**SOLD**

## RARE HISTORICAL OPPORTUNITY WITH DUAL INCOME POTENTIAL

Blue Door Property Sales | @realty agent Shane Magor, proudly presents 599 Hancock Road, Inman Valley FOR SALE.

\*\* PROPERTY VIEWED BY APPOINTMENT ONLY \*\*

Look no further than this rare opportunity to secure your own patch of peace and tranquillity on this amazing rural setting on 9.53 acres - 3.86 hectares – 38,600 m<sup>2</sup> on the very quiet and private Hancock Road only 15 minutes to Victor Harbor and 20 minutes to the wonderful Normanville beach on the southern end of the popular Fleurieu Peninsular.

Built in 1904, the main large dwelling with an outside laundry, workshop and old shearing shed (extended in the early 1950s) has been tastefully preserved with numerous other structures and outbuildings including a hay shed and old dairy offering potential for a variety of activities and storage.

The large main dwelling boasts 7 large rooms and a variety of smaller rooms and hallways offering flexibility and versatility for the new owners to utilise the rooms as required and fit for numerous purposes depending on their individual requirements and vision. With high ceilings and a blend of slate and timber flooring throughout, there is the choice for additional bedrooms or to utilise as formal living areas.

The “Old Shearing Shed” is ideally located slightly away from the main residence and is the largest of the outbuildings which offers many dual income possibilities (subject to Council Consent). Either as Airbnb accommodation, venue for private functions / weddings, gallery etc or just the home brewery or artist's studio, the list is endless and only limited by your imagination. Complete with amazing heritage stonework, exposed hardwood beams, established living areas and existing basic amenities, the options are endless.

From all aspects of this intriguing property, magnificent views of the lovely Inman and Back Valleys can be enjoyed while being the ideal sized land parcel for the kid's motor bike or horse or the perfect acreage to run a few sheep or beef cattle without needing to be an experienced farmer.

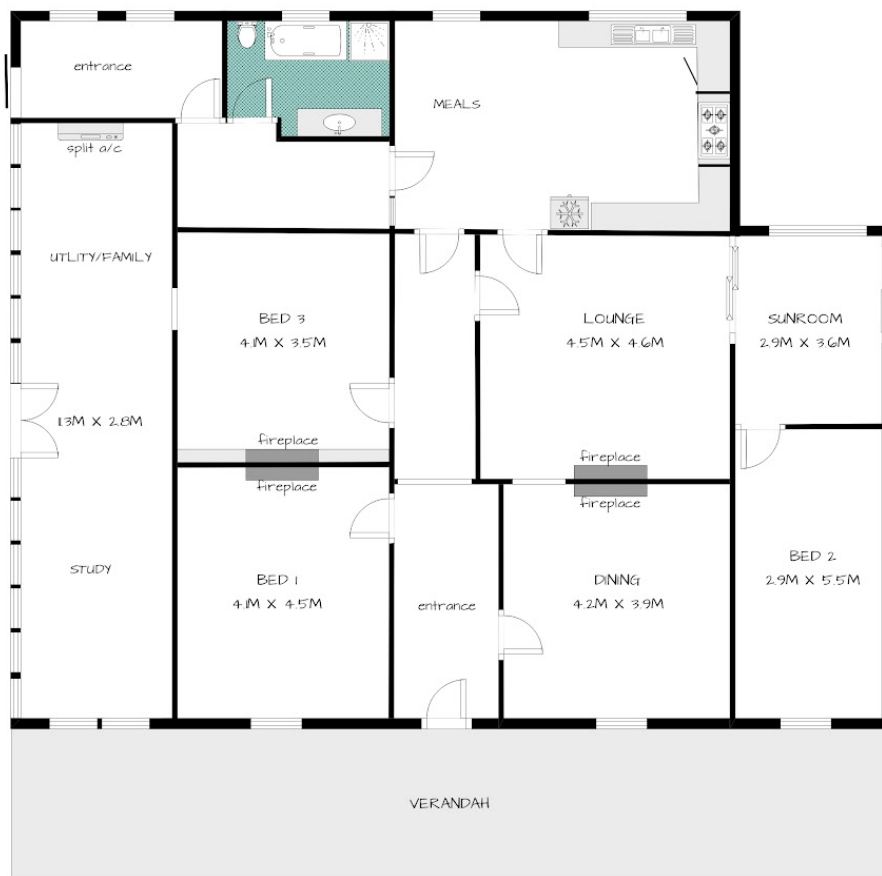
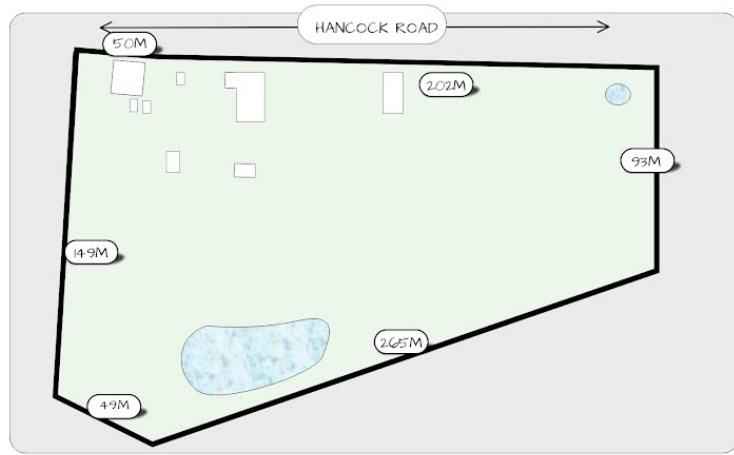
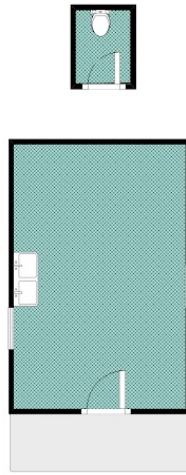
**5 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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599 HANCOCK ROAD  
INMAN VALLEY



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.