



FOR SALE

78 ACRES - USABLE LAND, CREEK FRONTAGE - 25 MINS MT PLEASANT

Have you always dreamed of being self sufficient? This gorgeous lifestyle property is completely private, minimal traffic, quiet, 100% usable and can run up to 50 head comfortably. With one boundary running along Jolimont Creek, enjoying summer days with the kids or grandkids is something most people only dream of. Modern 4 bedroom, 2 bathroom home with full length patios, stunning inground swimming pool and ample shed space, this slice of paradise is looking for a new owner and has absolutely nothing to do but move in. Kids have all left home and Mum and Dad are ready to relocate south. All inspections and enquiries are to be made through the agent so call Jodie now for more info.

Property features:

- Excellent livestock setup
- Improved pastures with Rhodes and Signal grass
- Fully fenced (well-maintained 4 wire barbed fencing) with 6 paddocks for rotational grazing
- All paddocks have laneway access to cattle yards
- Heavy-duty steel cattle yards with 6m push gate
- Loading ramp with variable height adjustment
- Reliable water supply year round
- All paddocks have access to water via troughs
- 1 x 240v bore pump plus 2 x 12v solar pumps
- Irrigation bore (separate from house yard) and water licence
- Additional domestic use bore - 800 gal/hour
- 4 x 25,000L house rainwater tanks (no town water = no water bills)

Sheds:

- 20x10m 4 bay open shed (in house yard)
- Old 4 bay machinery shed (separate from main house)

Home features:

- Lowset 4 bedroom, 2 bathroom
- Fully ducted 3 phase reverse cycle air-conditioning
- 2.4m wide concrete verandahs

4 BED | 2 BATH | 8 CAR

PRICE:

Offers from 2.48 Mill

OPEN FOR INSPECTION:

N/A

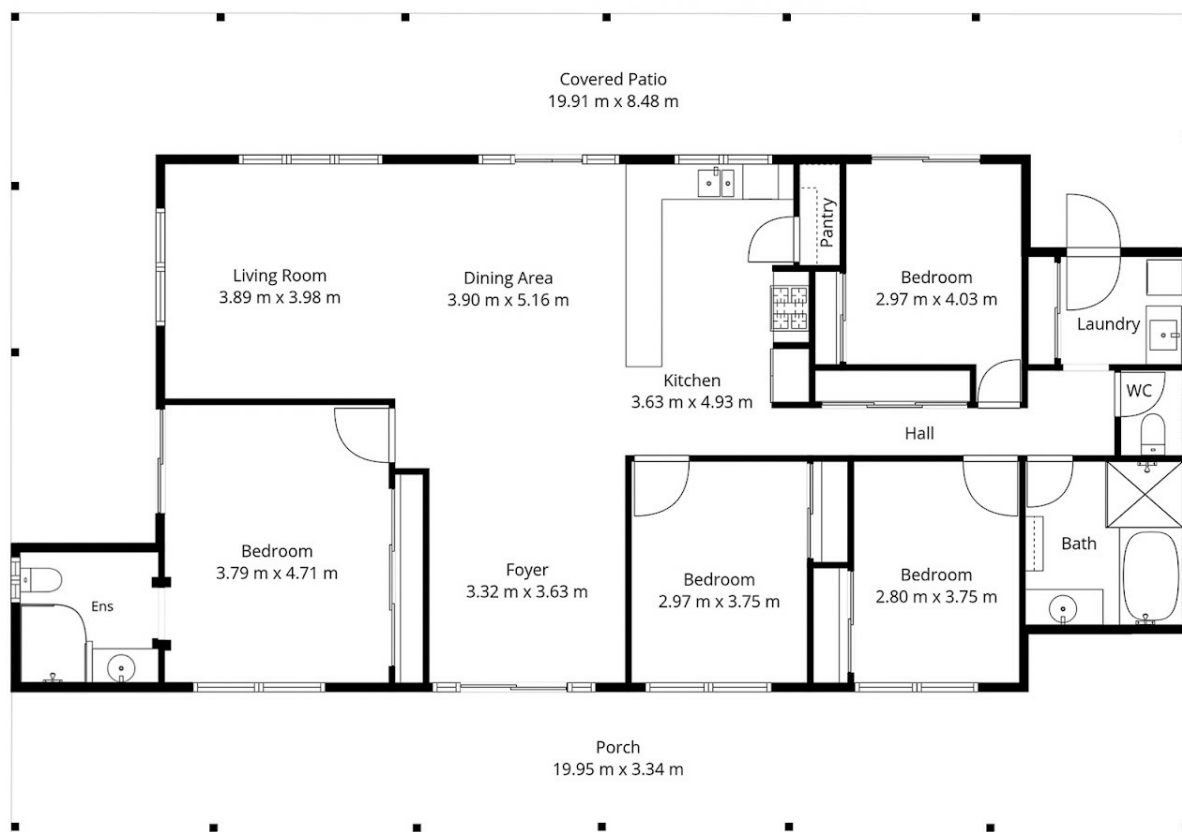


Jodie Cowin

0407211322

jodiecowin@atrealty.com.au

www.atrealty.com.au



Areas (approx)

Total 275m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.