

Sold



304a Paechtown Rd, Paechtown



## PACK THE CAR, WE'RE MOVING TO THE FARM!


Your hobby farm dreams can finally be realised, here, on this 5.85acre gently undulating property, conveniently just 3.5kms from Hahndorf's Village.

Having been well thought out and improved with extensive infrastructure, horse husbandry has been primary focus and is where this little farm excels. If this is your interest, you'll most certainly appreciate the 20m x 50m arena under lights, 3 Stables with walk out yards, 3 day yards, a tack room with feed/hay room, wash and tie up bay with hot water plus 6 large paddocks where there's electric fencing throughout and troughs to the paddocks.

Naturally, all of this infrastructure is highly adaptable to any pursuit - the joys of having some space to make it all your own.

Shedding is most impressive, more than enough to store floats, boats, campers and cars, or make ideal workshops with concrete floor and power.

With an incredible luxury of not just 1, but 2 bores, you need not worry about water. The bores have just been serviced, with a new pump to one and new electrical switches to the other and they've been set up to be

 3  2  5  5.85 ac

Price SOLD for \$1,430,000

Property Type Residential

Property ID 93

Land Area 5.85 ac

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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interchangeable, being able to divert water from to another. All troughs, stables and firefighting tank are fed by bore water.

Additionally, there's approximately 130,000L of rainwater storage which supplies the home.

And what a lovely, cosy home this is. Being of double brick construction, she's solid and well insulated. 3 bedrooms, 2 renovated bathrooms and a large, central kitchen with gas cooktop are the beginning of the lovely features that make for a 'feel good' country home. The wood combustion heater roars in Winter and A/C + fans cool in Summer. Parquetry and timber flooring add to the warmth and complimentary white plantation shutters are on every window. The pretty living room is that perfect place to rest after a day with the animals.

Worthy to note, the house has been wired to accommodate a generator in the event that mains power is interrupted.

This truly is a beautiful property, where the long, long driveway meanders between the paddocks and lovely distant views can be enjoyed. There's a dedicated area for the dogs to keep within, and there's a huge yard for the Chickens to enjoy free ranging during the day before being locked up in the evening.

Inspection won't disappoint - now is the time to enjoy boutique farm life in an incredibly convenient location.

RLA316900

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