



## 140 Mine Flat Road, STRATHALBYN

"Groombridge" Moments from town on 40 majestic acres.

**16.25 hectares, 40.15 acres**

So close but just far enough away & offering so much more than a country lifestyle.

A place to call home on 16.25ha (40acs) with 1 freehold title of attractive grazing country.

If space & privacy are paramount with room for the family & the four legged friends, we have it covered in spades.

The homestead & improvements are located on the flat with healthy rising acreage for livestock with big, big views of the surrounding district - a perfect combination.

Majestic gums & historic stone fencing act as a tribute to our pioneering & hardworking past & rekindle an earlier era.

The brick veneer 1985 Fairmont built home has all that you would expect of comfortable digs with 3 bedrooms, spacious family & living areas with air conditioning & wood heater. Don't worry, you will never ever run out of firewood!

Plenty of shedding & outbuildings will provide a haven for the handyman or collector to lose a few hours.

**TYPE:** For Sale

**INTERNET ID:** 10360870

**SALE DETAILS**

**\$635,000-\$649,000**

**CONTACT DETAILS**

**Elders Victor Harbor**  
11-13 Victoria Street  
VICTOR HARBOR, SA  
08 8555 9000  
RLA: 62833

**Paul Clifford Elders Hills  
and Fleurieu**  
0427 796 144

Water to the property is supplied via the fully equipped bore (stock & domestic supply) & approx. 50,000 gallons of rain water storage.

The property is fenced to 10 paddocks with easy access to the equipped shearing shed & holding yard if sheep are your thing.

Located on a quiet country lane that sees minimal traffic but is only a stones throw from the main Strath-Wistow Road.

An easy commute to Adelaide when required & just minutes back into town for supplies, services & schooling.

"Come home to a simpler life!"

C.T.- 5933/547.

Allotment 40 / DP 65828.

Hundred of Strathalbyn.

Council Area- Alexandrina.

Zoning- Primary Production.

Land Area- 16.25ha (40acs).

Year Built- 1985.

Paul Clifford 0427 796 144 Elders Hills & Fleurieu.

- Land Area 16.25 hectares
- Bedrooms: 3
- Bathrooms: 1

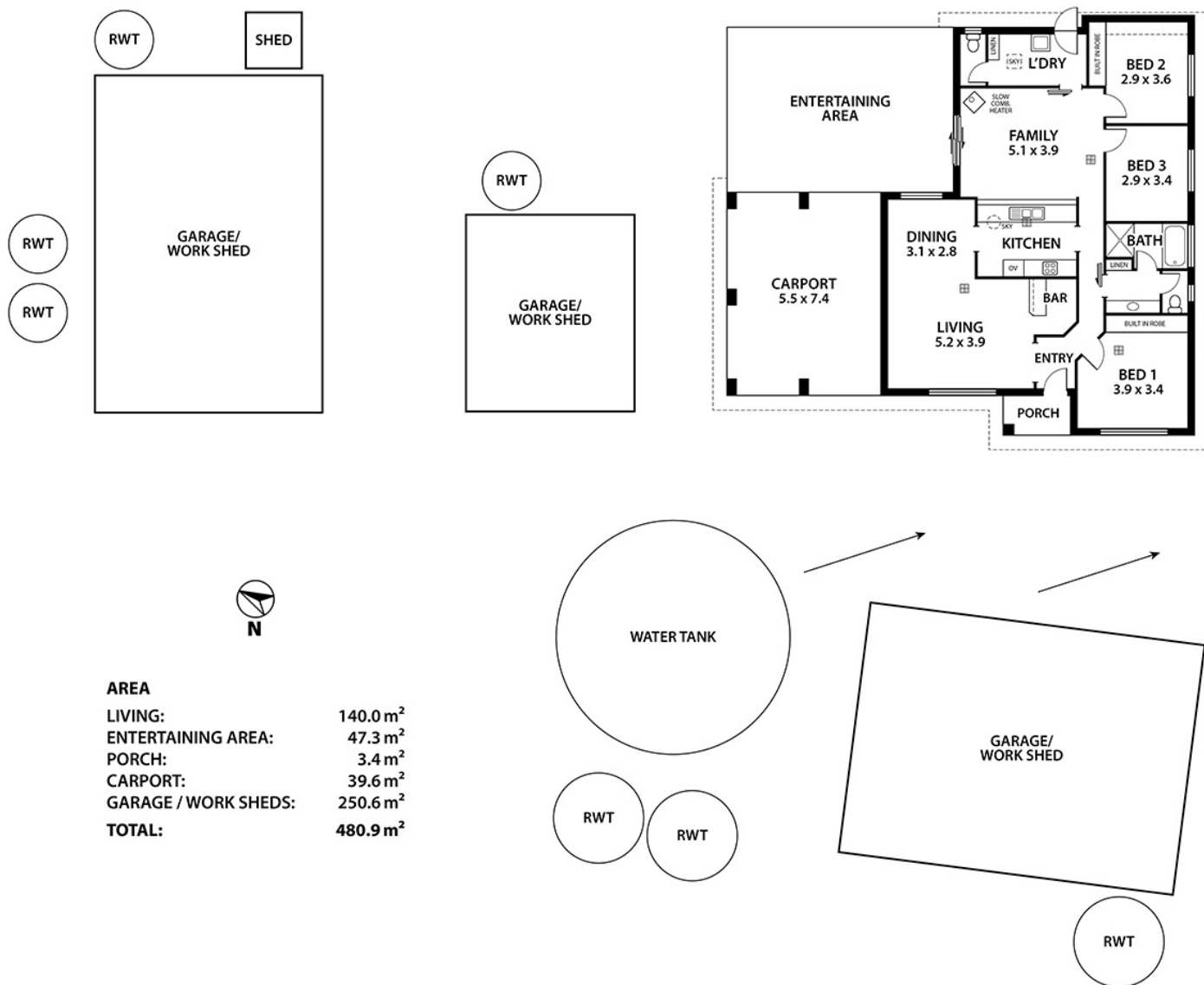
## HOMESTEAD

|                  |          |
|------------------|----------|
| <b>Bedrooms</b>  | <b>3</b> |
| <b>Bathrooms</b> | <b>1</b> |









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