



## 336 Long Valley Road, WISTOW

"Whispering Gums" High profile location on 25.34ha (62.6acs)

**25.33 hectares, 62.60 acres**

Rolling countryside well-suited to breeding & fattening pursuits or equally as an equine property with double road frontage.

Big gums, amazing rural outlook with views to the Lakes & a convenient & prestigious address make this a real winner.

Comfortable accommodation with a flexible floor plan is courtesy of the double brick homestead with 4 bedrooms + office & 2 bathrooms (circa 1978). Very well appointed with upgraded kitchen & bathroom make this perfect country living - comfortable without being pretentious.

Double garage under the main roof, private undercover entertaining, Nectre wood fire plus reverse cycle air for all year comfort. All 4 bedrooms have built-ins & ceiling fans.

Close by is the 13.3m x 9.2m workshop/implement shedding with concrete floor & power suitable for horse floats, caravan, boat, tractor etc. which add to the mix.

Location- Wistow 3kms, Mt Barker 8kms, Strathalbyn 14kms & Adelaide GPO 43kms.

Land - Superb well balanced soils that are well fenced to 8 main paddocks with cattle yards accessed from Station Road. Currently carrying up to 20 beef breeders & their

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**TYPE:** For Sale

**INTERNET ID:** 10109634

**SALE DETAILS**

**Offers above \$965,000**

**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

progeny. Marvel at the 360 degree views from the higher ground.

Water - 72,000 litres rainwater storage, dam with solar pump to header tank for gravity feed to troughs, shared bore & low pressure mains SA water connection plus reliable 700-725mm rainfall.

"A rare find in such a sought after area - no need to shout, Whispering Gums will sell itself quietly!"

C.T.- 5708/408

Allotment 101 / Deposited Plan 1347

Hundred of Macclesfield

Council Area- Mount Barker

Land Area- 25.34ha (62.61acs)

Zoning- Primary Production

Paul Clifford Elders Hills & Fleurieu 0427 796 144.

- Land Area 62.6 acres
- Bedrooms: 4
- Bathrooms: 2

## PROPERTY OVERVIEW

Land Use	Mixed Farming
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## HOMESTEAD

Bedrooms	4
Bathrooms	2











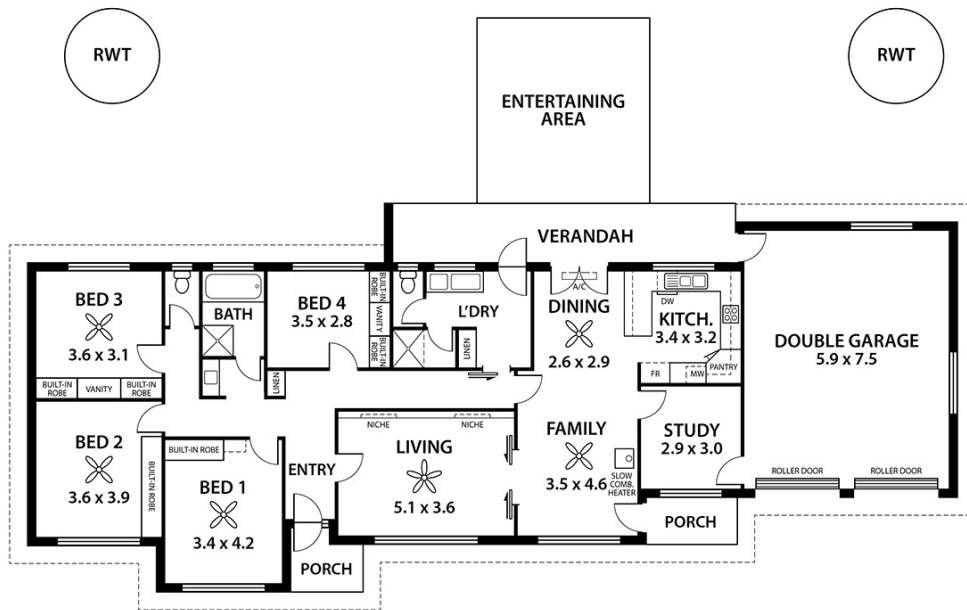
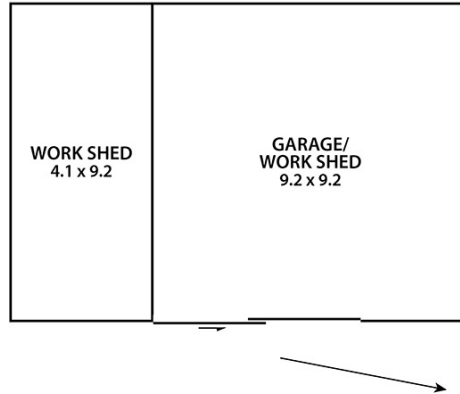






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<b>AREA</b>	
LIVING:	170.5 m <sup>2</sup>
GARAGE:	50.6 m <sup>2</sup>
ENTERTAINING AREA:	26.9 m <sup>2</sup>
VERANDAH/PORCHES:	23.8 m <sup>2</sup>
GARAGE / WORK SHED:	121.9 m <sup>2</sup>
<b>TOTAL:</b>	<b>393.7 m<sup>2</sup></b>



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