



166 Blockers Rd, Basket Range, SA 5138**Sold - 19/07/2021**House 5  2 

Hidden Adelaide Hills Escape - Over 13Ha, two dwellings, ren

SOLD by Paul Richards!

With rich valley soil and scenic location this property would serve you well as an Adelaide Hills escape or productive agricultural land.....or both!!

The main house is of solid brick construction with 3 large bedrooms, 1 bathroom and 2 living spaces. With character polished timber floors, modern kitchen, valuable 2 room studio/retreat and garden outlooks the home is quite comfortable and functional. The tenanted cottage has 2 bedrooms, 1 bathroom, open plan kitchen/dining/living with valley views and a quaint feel.

Each home has separate access and, in many respects, they feel like separate properties which is of comfort to both tenant and landlord. The current tenants would love to remain in the cottage and have a fixed term lease ending 31st Oct 2021. There are further potential elevated house sites (stcc), particularly towards the southern boundary, which would take advantage of valley views and increased northern light.

There are multiple sheds for storage, workshop, implements and big kid toys being 6.3m x 12m, 7m x 12m and 7m x 12m in size. A three phase power supply services the bore (12 month old pump) and main shed which also has through access and cool room. A solar system on the shed has a high feed in rate (over 50c per KWH) to help keep power charges down and the valuable water license is 32ML.

Previously the land was predominately orchard with remnant cherry, apples and pears trees, although not commercially viable, still producing fruit. At harvest time you will be able to supply all your friends and family with an abundance of productive flora including figs, lemons, quince, plums, persimmons, apricot, kiwi fruit, chestnuts, walnuts and almonds. The current owners also run Alpacas, goats and the chickens provide eggs each day.

Being only a 25 minute drive to the CBD, it really is an ideal property to enjoy the best of both worlds.

Open for Inspection

By Appointment.

Listed By

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