



"The Ultimate Lifestyle Escape for you and your Equine Friends"

Raine&Horne

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5



3



12

117 Trainers Way, Strathalbyn

Sold

Now this is impressive! Positioned at the end of Quinella Park in a prestigious cul-de-sac location is this unbelievable offering sure to impress the most discerning buyer. The 5-acre allotment is action packed featuring a mesmerising "Queenslander" styled home and an incredible amount of fixed improvements. Number 117 is the benchmark along Trainers Way with its powerful presence and glorious 360-degree views. Giddy Up!

Home-

5 bedrooms

Spacious Master bedroom with walk-in robe and luxurious modern ensuite

Bedroom 2 with ensuite

Bedrooms 3-4 with built in robes

Cathedral ceiling living area featuring an open plan timber kitchen / dining room / family lounge

4-way family bathroom

Property ID:	L444370
Property Type:	House
Building / Floor Area:	21
Garages:	11
Carports:	1
Land Area:	20000.0 sqm

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Large laundry with built-in cupboards

Ducted reverse cycle air conditioning

High 9ft Ceilings

Wheel chair accessible

Additional stumping October 2018

New commercial grade floors

External Improvements-

Bullnose return verandah around the perimeter of the home

Decked undercover entertaining area

12 × 4 Solar heated in ground Magna swimming pool with disability hoist & volleyball net

4.6KW Solar System

11.5 × 7.6 3 Bay High Clearance carport with roller doors

6 × 9m workshop

15 × 8 high clearance shed (Fits two RV's)

Single carport

Electronically controlled front gate

45,000 litres of rainwater storage plumbed to the home

Mains water connection

Enviro cycle septic system

Wheel chair ramp

Equestrian Facilities-

18 × 6m colorbond barn housing the stable complex complete with concrete floor, insulated roof, 2 separate horse stalls, day yards, wash-down bay, tack room, feed room, kitchenette, washing machine & dryer

Arena

Round Yard

Central raceway opening to two paddocks, both with shelters and water.

Automatic water feeder

Electric fencing

Location-

Just over 2km from the Strathalbyn town centre

Under 500m from the Strathalbyn racecourse

50 Minutes from Adelaide

20 Minutes from Mt Barker

CT / 5950 / 283

Council / Alexandrina Council

Zoning / Rural Living Zone – Agistment

Built / 2006

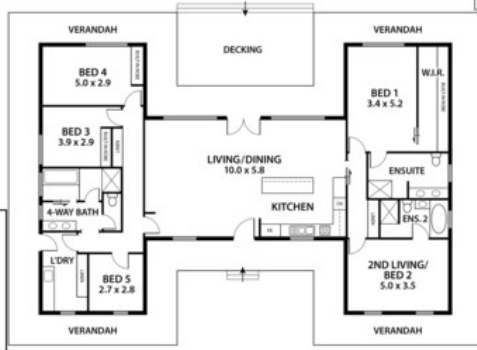
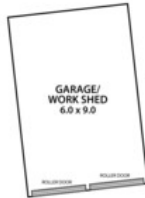
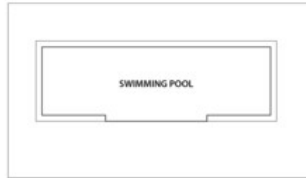
Land / 2 ha

Council Rates / TBA

SA Water / \$74.45 pq

ES Levy / TBA

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.



AREA	
LIVING:	198.3 m ²
DECKING:	162.0 m ²
TOTAL:	360.3 m ²

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