



10 ACRES -2 TITLES - IDEAL FOR HORSES AND HOBBY FARMING PURSUITS



1206 Goldney Road Balaklava Via, Avon

Sold for \$320,000 (May 19, 2020)

Situated in the quiet little rural settlement of Avon this 4 hectare – 10 acre property is suited for horse lovers and hobby farm pursuits, with the extra acreage enabling you to grow your own fodder. It also offers a wonderful lifestyle still within commuting distance to the city and suburbs and also very central to the Adelaide plains employment sectors of the poultry industry, hay processing plants and primo abattoirs.

Set on two separate titles it also provides the opportunity to build a second dwelling for dual family living.

The very well-maintained character stone home features:

- Wide central hallway, high ceilings, ornate ceilings to lounge, jarrah flooring
- 4 Double bedrooms the master with floor to ceiling mirrored built in robes
- Country style eat in kitchen with fully functional wood stove (provides heating during winter months) Plus modern gas cook-top, electric oven and microwave , huge walk-in pantry with room for fridge and freezer

Property ID: L460641
Property Type: House
Land Area: 40468.0 sqm

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- Huge lounge with slow combustion heating and ornate ceiling
- Family bedroom with shower, bath and vanity
- 2nd bathroom with shower, vanity and toilet
- Separate laundry
- Ducted evaporative air conditioning
- Ceiling fans in Kitchen and lounge
- 3.2 KW solar power system
- Mains water plus 71,000 litres (approx.) rain water storage plumbed to the home
- Upgraded electrics

Outside Features:

- Enclosed rear patio/outdoor living
- Front carport and store shed
- Separated BBQ area with adjoining gym/mancaue area and greenery
- Large workshop with double carport and attached implement shed
- Elevated barn in great condition
- Large poultry shed
- Potting/store shed and other sundry shedding
- 3 stables with yards
- Established gardens of lawn and shrubs with the extended grounds of mature trees

adding to the appeal of the setting

- Vegie patches for the home-grown vegetable and fruit orchard with a variety of

fruit

trees including olives, lemons, oranges

- 1 large paddock for livestock

This is a feature packed rural lifestyle package that must be inspected to appreciate what it has to offer.