



718 Torrens Valley Road, **Gumeracha**

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POTENTIAL... POTENTIAL... POTENTIAL... + MORE POTENTIAL

Have you ever dreamt of the ultimate "Escape to the Country" lifestyle?

A place where you can provide an income producing lifestyle where open space, natural surroundings, clean air and room to move are in abundance and the potential to increase the properties` future growth, productivity and income.

Your golden opportunity has arrived to secure that rare property which offers all of this... and it is nothing like you have experienced before.

Passionately developed over the last 20yrs by the current owners this is your chance now to acquire a premiere property.

- Located in the popular and picturesque Adelaide Hills region, parts of the property enjoy unsurpassed 360 degree views.
- A diverse, well maintained 36.08 (HA) 89.5 (approx.) Acres.
- 25 Acres of established income stream plantings from 2,200 mixed varieties of olives and 2 hectares planted to high yielding varieties of plums and assorted fruit trees including pomegranates and figs.
- Plums are all under permanent netting with more framing in place for extra netting when future plantings are in place.
- All plantings are under permanent sprinkler irrigation supplied by a good bore with a water license of 130 megs.
- 2 x 5,000 Gallon water tanks are also on the property as well as 1 x 20,000 Gallon water tank to be used for stock and fire fighting and can be used for irrigation if required.
- Average rainfall in the area is 740ml.
- A further 55 Acres of cleared land can be utilized for a variety of purposes due to the ample water supply to increase the income potential in the future. The land would lend it self well to vine plantings, cherries or more stone fruits.
- Excellent shedding provided on the property with the main building and several outbuildings, boasting plenty of storage for the equipment and machinery and everything else you need to run this property. Concrete floors in all buildings and high clearance another plus.
- Part of the main building comprises of a comfortable manager` quarters with a bedroom, office, kitchen and large lounge/living area and bathroom. This area is serviced by a cozy combustion heater and air conditioner. Part of this large area is another room with separate entry and could possibly be used as a farm shop, tea rooms or café selling the wonderful produce produced from the farm. Home made jams, preserves, olives and olive oil and the fresh fruit in season, the busy main road and traffic passing the farm gate, here is another opportunity to expand on.

The main building is divided into many separate areas one, is a fantastic set up, as a fully equipped industrial kitchen where the current owners process some of the plums and olives making a variety of

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

36.08 ha

\$1,350,000-\$1,450,000

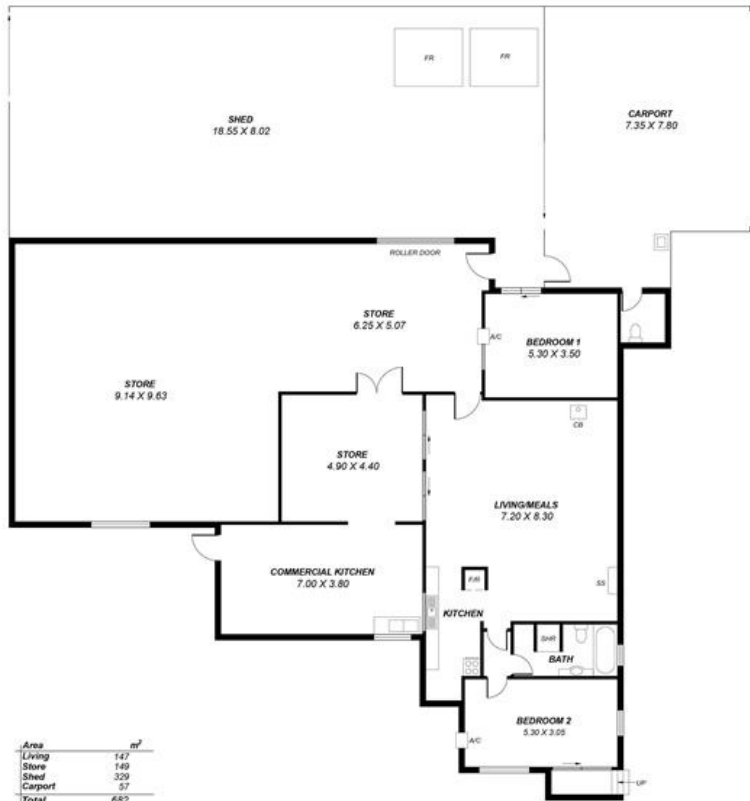
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Libby Barich
0452 450 356



Robby Halabi
0415 111 555



Area	m ²
Living	147
Store	149
Shed	329
Carport	57
Total	682

This drawing is for illustration purposes only.
All measurements are approximate and details intended to be relied upon should be independently verified.

