

Sold



398 Macclesfield Rd, Macclesfield



A BUSINESS VENTURE READY 'GRAND DESIGN' CANVAS

OPEN Easter Monday @ 10.30am

(Bring your 4wd to drive the block)

Welcome to this highly usable, 52acre lifestyle block, most worthy of your forever home or business venture.

Located in a very scenic part of the Adelaide Hills, benefiting from excellent annual rainfall of approx. 750mm, there's also an equipped bore with water license for taking approx. 10,000KL per annum and a generously sized dam, so you need not worry about water. There's minimal rock and good topsoil, boasting that this is a prime block for any intention, with all the fundamental requirements to initiate the master plan.

The dwelling on the property is a c1935 cottage, built of 'wattle and dorb' construction. This has been recognised as a Local Heritage place of interest, which means the property can accommodate a new residential dwelling elsewhere on the property on the basis that the existing cottage be readapted for an alternate purpose, such as a Studio, Farm Stay Accommodation, AirBnB, Shop, etc.

 2  1  52.00 ac

Price	SOLD
Property Type	Residential
Property ID	57
Land Area	52.00 ac

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

Hahndorf Real Estate
0419 201 600



A recent assessment on the property indicates Local Council are supporting multiple uses of this land (subject to application) such as Winery, Cider Distillery, Brewery, Function Centre, small scale Solar Power Facility, Tourist accommodation, Transport distribution, Warehouse, Horticulture industry, Horse keeping and Farming as an example.

This presents a fabulous opportunity to run your own business from your own property.

The land itself comprises of a large flat paddock, with a gentle rise to a small hill at the rear of the block – the perfect placement for a new home, where the view over the dam, the entire property and distant views is a brilliant start to ensuring you've captured the 'million dollar view' amidst total privacy.

The boundary fences are good, currently holding horses, goats and alpacas and there is extensive poly line from the bore to the dam, to the cottage and teeing off to multiple stock troughs.

Somewhat a blank canvas to create your simple lifestyle dreams, or entrepreneurial adventures, opportunities like these don't present too often. With no easements, this is a fabulous foundation for dreams to be realised, only 45mins to Adelaide.

To receive a copy of the Development Capability Report, please contact Nina on 0419201600 or nina@hahndorfrealestate.com.au.

Inspection by appointment welcome.

RLA316900

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.