



Elders

413 Gemmell Road, Gemmells

Lifestyle Property with Outstanding Infrastructure & Elite Horse Facilities

RLA 62833

Your dream rural lifestyle awaits.

Set on 53.64 hectares in the Adelaide Hills/Fleurieu region, this premium lifestyle estate offers breathtaking 360-degree views over Lake Alexandrina, Langhorne Creek vineyards, and beyond. The architecturally designed Kookaburra home embraces space and light, with double-sized bedrooms, multiple living areas, and sliding doors opening to expansive outdoor entertaining. The parents' wing provides a private retreat with ensuite, study, and lounge, while the chef's kitchen with walk-in pantry flows seamlessly into dining and family zones.

Equestrian facilities are exceptional, including an Olympic-sized arena, round yard, stables with day yards, wash bay, shelters, and 17 paddocks with raceways. For livestock, the property supports 24 breeders plus horses, with extensive fencing, reliable water, cattle yards, and a character shearing shed.

A fully self-contained granny flat offers additional accommodation or potential income as farm stay or B&B (STCA). Extensive shedding, solar power, and mature pastures further enhance versatility.

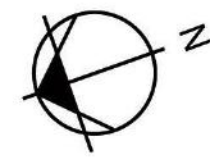
More than just a property, this estate delivers unmatched lifestyle appeal, outstanding infrastructure, and multiple income streams – a rare opportunity in one of SA's most scenic regions.











This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com



- 747m²

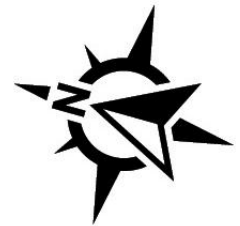
TOTAL
- 179m²

Living
- 411m²

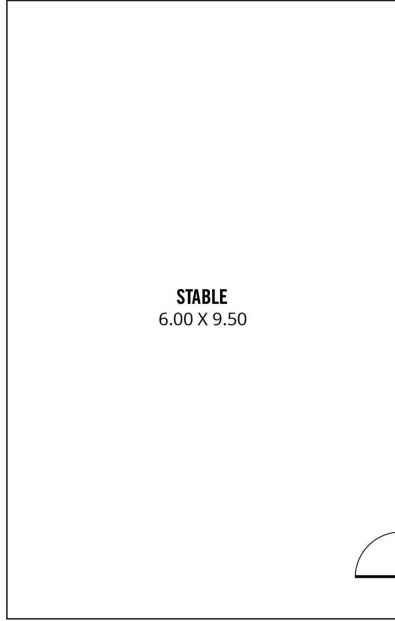
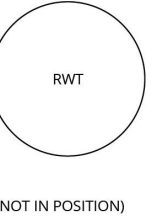
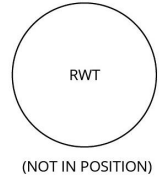
Shed/
Garage
- 120m²

Carport/
Outdoor Ent.
- 37m²

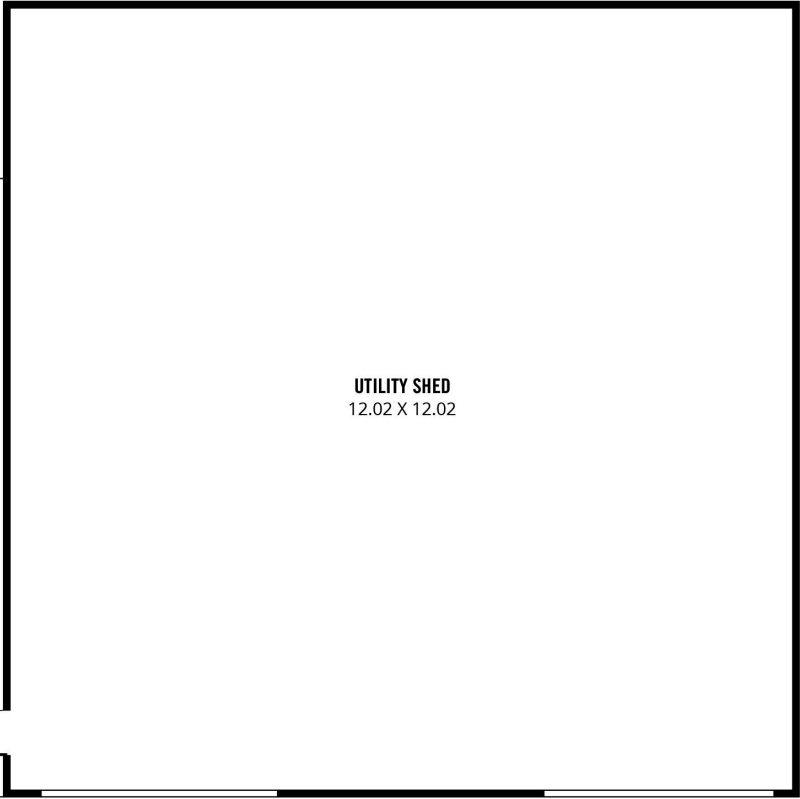
Verandah



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



STABLE
6.00 X 9.50



UTILITY SHED
12.02 X 12.02



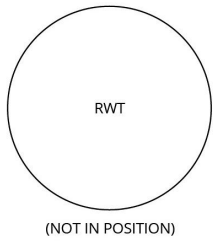
HAY SHED/ GARAGE
17.99 X 12.00



CARPORT
3.50 X 6.00

(NOT IN POSITION)

(NOT IN POSITION)



SHELTER
5.00 X 3.00

(NOT IN POSITION)



SHELTER
5.00 X 3.00

(NOT IN POSITION)



SHELTER
5.00 X 3.00

(NOT IN POSITION)

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.



Elders

You can *rely* on Sylvia

413 Gemmell Road, Gemmells

Elders Real Estate Strathalbyn

SYLVIA JEMSON-LEDGER 'THE LIFESTYLE SPECIALIST'

0487 301 390

SYLVIA.JEMSON-LEDGER@ELDERS.COM.AU

RLA 62833