







158 Yakilo Homestead Road, Spalding

A rare piece of history waiting to be discovered.

Stepping back in time has never looked so appealing. Built in 1860, this remarkable sandstone homestead at 158 Yakilo Homestead Road, Spalding, carries a rich history as a former Royal Coach changing station. Showcasing the timeless beauty of local sandstone, this character-filled residence offers three comfortable bedrooms, two bathrooms and a unique opportunity to own a piece of the region's history, all just a short drive from the world-renowned Clare Valley wine region.

THE HOMESTEAD-

- Three comfortable bedrooms and two character-filled bathrooms.
- Country kitchen featuring a premium Belling gas stove and fully functional Aga solid-fuel stove.
- Formal lounge with slow-combustion heater.
- Ducted evaporative and split-system air conditioning.
- Additional rumpus/ games room and spacious laundry with ample storage.
- Large downstairs office, cellar or fourth bedroom.

PRODUCTIVE ACREAGE & LIVESTOCK-

- Approximately 35 arable acres suitable for cropping or grazing.
- 15 acres of established lucerne.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

3 2 4

FOR SALE
1,500,000 - $1,600,000

VIEW
By Appointment

AGENTS
Brianna Stopps
0437 969 863
briannas@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists Gawler | Barossa
(08) 8522 3311

LJ Hooker

- Four fully watered paddocks for easy stock rotation.
- Functional shearing shed and small-scale sheep feedlot.
- Suitable for sheep, cattle or horses.

SHEDDING & HISTORIC OUTBUILDINGS-
- 21m x 12m insulated workshop, fully insulated and powered.
- 18m x 9m machinery shed, ideal for farm equipment and machinery.
- Original sandstone stables and sandstone shed, rich in history with potential for restoration or alternative uses, subject to approvals.

ENERGY EFFICIENCY & WATER-
- Solar array with Tesla Powerwall 2 battery, reported to supply up to 90% of electricity needs, depending on usage.
- Approximately 450,000 litres of rainwater storage.
- Solar-powered bore with Hydrosmart system.

Combining historic charm, productive acreage and impressive infrastructure, this is a rare opportunity to embrace country living just a short drive from the world-renowned Clare Valley wine region.

For further information or to arrange an inspection, contact Brianna Stopps on 0437 969 863.

CT/ 6011/785
Year Built / 1860
Internal Living / 250m2
Land Size / 37.72HA
Local Government / Northern Areas

For any further information, or to make a time to inspect, please contact Brianna Stopps on 0437 969 863.

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

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MORE DETAILS

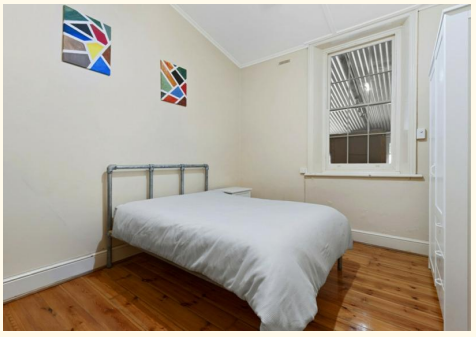
Property ID	1WAGG54
Property Type	House
House Size	250 m2
Land Area	37.72 hectare
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced Solar Panels Water Tank











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158 Yakilo Homestead Road,
SPALDING



Living:	186.07SQ.M
Carport:	63.00SQ.M
Shed:	572.00SQ.M
TOTAL:	**821.07SQ.M**

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

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