

166 Robinson Road, Virginia

## 31 Hectares of Premium Land

A truly rare offering in one of Virginia's most tightly held and productive horticultural regions.

Set on approximately 31 Hectares (76 acres approx.) of highly valuable Promenade land, this exceptional holding combines scale, infrastructure and significant water security, making it ideal for established growers, expansion buyers or strategic long-term investors.




Owned and enjoyed by locals for many years and now ready to pass on to the next savvy business owner or investor.

Opportunities of this calibre and size are increasingly scarce.

### Features:

- Large family home.
- 4 generous size bedrooms.
- Spacious kitchen with ample cabinetry, bench space and electric cooktop.
- Formal lounge.
- Ducted heating and cooling throughout the home.
- 3 bay car garage / shed.
- Freshly painted and carpeted throughout.

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.

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**FOR SALE**  
CONTACT AGENT

**VIEW**  
By Appointment

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

 **LJ Hooker**

- 95,000 kilolitres bore water.
- 20 megalitres Bolivar water allocation.
- 8 inch bore with 25 horsepower pump.
- Permanent sprinkler system servicing the entire property.
- Mains water connected to the residence.
- Approx. 31 hectares (76 acres\*) of prime land.
- Large-scale, highly usable parcel.
- Strong frontage and accessibility.
- Located within Virginia's premium horticultural precinct.
- Exceptional long-term landholding potential (STCC).

This property is fully set up for serious production, with permanent irrigation infrastructure already in place across the entire block, a substantial investment that positions the next owner for immediate operations.

CT / 5448/807

Internal Living / 182m2 (approx.)

Zone / Subzone RuH - Rural Horticulture

Land Use / 9711 - Vegetables - Irrigated

Council / Playford

For any further information, or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

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

## MORE DETAILS

Property ID	1VXSG54
Property Type	House
House Size	180 m2
Land Area	31 hectare
Including	Air Conditioning Ducted Cooling Ducted Heating Fire Place Workshop Secure Parking Water Tank

**Maigen Norman 0418 557 597**

Sales Specialist | maigenn@ljhsales.com.au

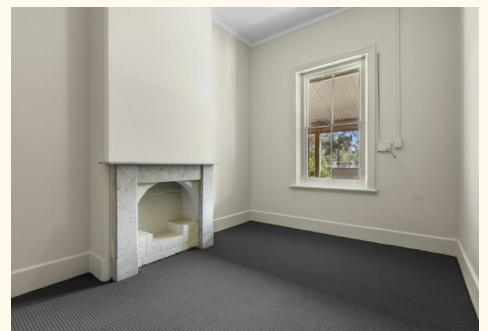
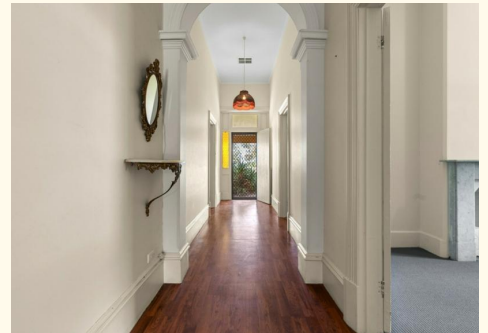
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168 Robinson Road,  
**VIRGINIA**



Living: 174.19SQ.M  
Garage: 72.00SQ.M  
**TOTAL: 246.19SQ.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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