



971 Ilparpa Road, White Gums

## Squeaky Windmill - Squeaky By Name, Not By Nature

Just 15 minutes from town this magnificent piece of rural happiness welcomes you at the well labelled "Squeaky" front gate. Follow the row of abundant olive trees to the circular driveway in front of the main home.

It's hard to miss the squeaky windmill in the front paddock, an icon reminiscent of its once importance. A resplendent white gum is not too far from the underground bore, the property's source of water that feeds the tanks close to the homestead.

The rectangular 10.44ha property spans from the driveway on Ilparpa Road to the back fence that butts onto Roe Creek.

As you can imagine, birdlife is abundant. You will have to get used to the red-tailed black cockatoos that make their presence known early in the mornings and the odd kangaroo or wallaby short cutting through the property. The very special sunrises and sunsets will be there for you, reflecting brilliantly off the mountain range at the rear.

The elegant, four-bedroom two-bathroom home is reminiscent of a plantation home straight from the savannahs of Africa. The wide and



LAND 10.44 ha

**FOR SALE**  
\$1,265,000

### AGENTS

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### AGENCY

LJ Hooker Alice Springs  
(08) 8950 6333

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tilled verandahs wrap the homestead with the back verandah built in with an abundance of glass, perfect for casual living throughout the seasons. It is the perfect spot for entertaining friends and enjoying the magnificent and uninterrupted bush, river and mountain views.

A welcoming front entrance leads to the spacious and formal living area as well as the main bedroom suite. There is a mandatory walk-in robe and ensuite bathroom for convenience.

The remaining three bedrooms are positioned on the opposite western side of the home, convenient to the family bathroom that features a claw bath and colonial fixtures.

A commercial grade, stainless steel kitchen is positioned in the centre of the home with ample cupboard space, large gas cooker and range hood, dishwasher and servery through to the Lanai style, casual dining and entertaining area.

The fourth bedroom is currently utilized as a storage room that accommodates all the requisites for the three, fully self-contained boutique tents that have been providing first class bush accommodation to visiting tourists and locals alike for the past ten years.

Beyond the home and close by the inground pool is a purpose-built gazebo inclusive of serious gas BBQing, complete with industrial wok and stainless-steel fixtures.

There's 50,000 litres of water storage tanks, a powered implement shed and a separate demountable home office that is large and diverse enough for a multitude of applications.

Got a horse, no problem, there's facilities for keeping your favourite pet in one of the front paddocks. There's water, shelter and yard.

Firsthand experience confirms the high standard of bush accommodation on offer over at Squeaky's three luxury tents. Whether you are looking for a weekend getaway, a gift for intending visitors or a special birthday treat, The Squeaky Windmill offers a unique bush experience.

This property offers a unique opportunity to include a part time business with income viable for six months of the year. Fund your mortgage with an overflow income.

Business details are available to genuine finance approved purchasers.

Looking for Adventure, look no further!

## MORE DETAILS

Property ID 23VNFD5  
Property Type Lifestyle  
Land Area 10.44 ha  
Including Ensuite  
Air Conditioning  
Evaporative Cooling  
Pool  
Deck  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Fully Fenced

**Gail Tuxworth 0418 897 009**

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