

LIFESTYLE FARM FOR SALE · PRIVATE SALE

Halidon 5309, South Australia

A modern four-bedroom off-grid family home, a 24m × 12m barn with a two-bedroom flat setup (not represented as an approved separate dwelling), horse facilities and approximately 1,017ha (2,513 acres) of Murray Mallee country — about 25 minutes from Karoonda.

Asking $1.6m

Optional extras excluded · Inspection by appointment · No agents

Call Jake 0434 171 019

lifestylefarmsale.com.au

AT A GLANCE

The property in brief.



· Main home: 4 bedrooms, 2 bathrooms, approx. 159m², built 2020 by Kookaburra Homes

· Deck: 75m² — 15m wide × 5m deep

· Barn: 24m × 12m (approx. 288m² footprint) with a two-bedroom flat setup, bedrooms upstairs — not represented as an approved separate dwelling

· Land: approx. 1,017ha (2,513 acres), with about 500ha currently leased for cropping

· Horses: 100 × 60m arena and three ~3-acre house paddocks with horse-safe fencing

· Power: off-grid — 8.25kW solar, 47.6kWh (nominal) battery, 15kVA inverter, backup generator

· Mains: available at the front of the property as a future option; the home isn't connected

· Water: 2 working connected bores plus 3 bores not connected; two 25,000L rainwater tanks

· Location: Karoonda approx. 25 min, Loxton approx. 50 min

· Price: asking $1.6m, optional extras excluded · private sale · settlement by negotiation



THE HOME

Built for country family life.

A 2020 Kookaburra Homes residence of approximately 159m², with open-plan living, a walk-in pantry, four bedrooms and two bathrooms. The kitchen faces north-west, five split-system air conditioners serve the four bedrooms and lounge, and LPG supplies hot water and the gas stove. Ordinary taps use bore water, with one dedicated reverse-osmosis tap, usually connected to the fridge.



Kitchen with island bench



Main living room



Family bathroom

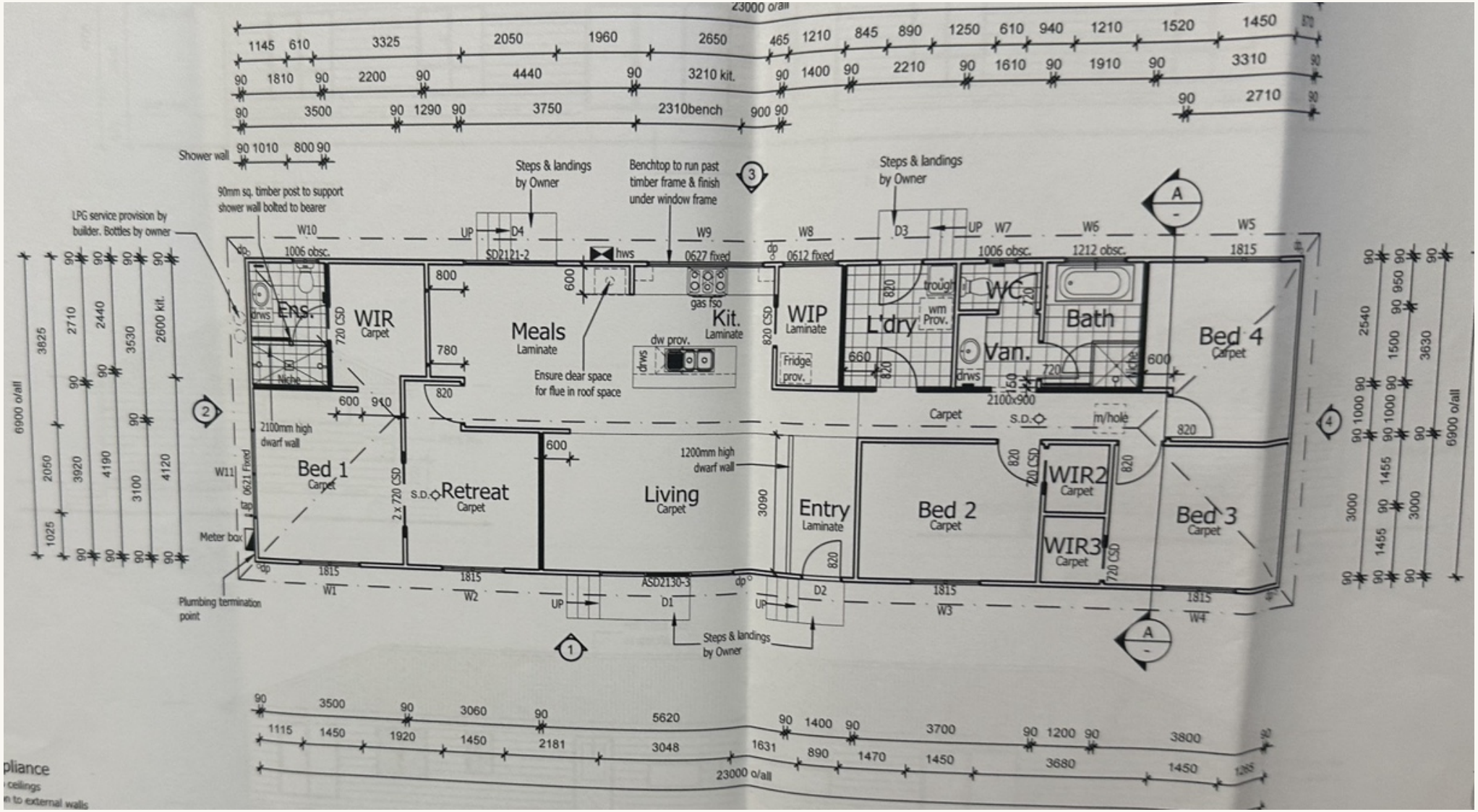


Dining area

- 75m² deck — 15m wide × 5m deep, beside the pool and lawn
- Bedroom 1 with ensuite, walk-in robe and adjoining retreat; bedrooms 2–4 with walk-in robes
- Built-in UHF communications in the house
- Furniture and movable items are not included unless agreed in writing

FLOOR PLAN

Main home floor plan.



Room for family, guests and horses.



Barn exterior — vehicle and equipment excluded



Barn flat living and dining

The 24m × 12m barn includes a two-bedroom granny-flat-style setup with the bedrooms upstairs and its own LPG-bottle hot water. It is not represented as an approved separate dwelling.

For horses, there is a 100 × 60m arena and three house paddocks of about 3 acres each with horse-safe fencing, also suited to lambs and sheep. A fenced triangular play yard of about 30m per side sits near the home.



OPTIONAL BY NEGOTIATION — NOT INCLUDED IN THE ASKING PRICE

· Portable building with 3 split-system air conditioners, available at extra cost. It is not represented as an approved separate dwelling and is not counted as a bedroom.
· Steel round yard, horse jumps, tie-down bays and wash-down bases, available at extra cost.

EXCLUDED FROM SALE

Horse float, fuel tanks and movable equipment pictured beside the barn.

Self-sufficient country.


Seasonal crop


Internal farm track


Two 25,000L rainwater tanks

· Professionally installed off-grid system: 8.25kW solar, 47.6kWh (nominal) battery and a 15kVA inverter; battery and inverter upgraded 21 April 2026; backup generator.

· Five bores: two working and connected, plus three bores not connected. The second working bore supplies the sheep, with 50,000L storage.

· Approx. 1,017ha (2,513 acres) of Murray Mallee country with established plantings and tracks.

Income possibilities

About 500ha is currently leased for cropping; current lease terms are available to serious buyers on enquiry. Other possibilities include grazing or agistment, brushwood, eucalyptus, sandalwood, Chinese date fruit and farm stays, subject to approvals. These are possibilities only — not guaranteed income or current profit.


Part of the established brushwood planting

Ask a question or arrange an inspection

Ask a general question, or request a private inspection — no offer required to inspect.

Inspection by appointment only. No open homes, no agents. Call Jake: 0434 171 019

Enquire online: lifestylefarmsale.com.au/#enquire