

# SCHINELLA.



71 Berry Road Mount Compass SA

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A rare and unique opportunity to secure a lifestyle property with a generated income. This 5 acre property is described to have access to a "mountain of water" with huge scope to further develop the Water Carting Business - including production and bottling.

**Type** : House  
**Price** : \$ 1,150,000  
**Building Size** : 182 sqm  
**Land Size** : 5 Acres  
**View** : <https://www.schinellaproperty.com.au/6727639>

## PROPERTY HIGHLIGHTS

- ? 5 Acre land holding with family home
- ? 15 Megalitre water license
- ? 3 Fenced paddocks with livestock
- ? 3 Phase power
- ? 6 Large & medium size sheds, powered workshop with bathroom and carport
- ? Scope to convert shed into office for trading

[For full version visit the website](https://www.schinellaproperty.com.au)

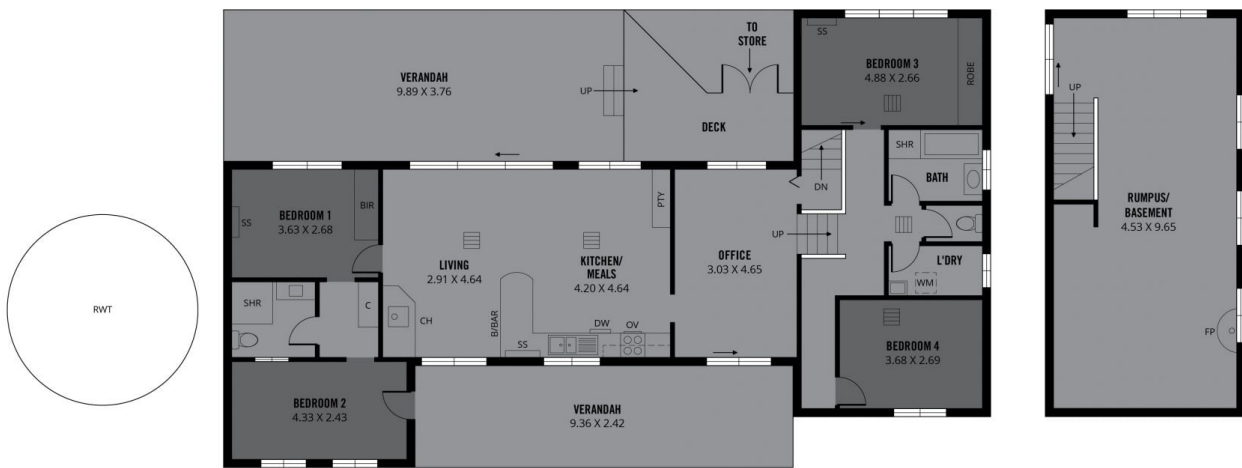


**Pat Schinella**  
08 8294 4484



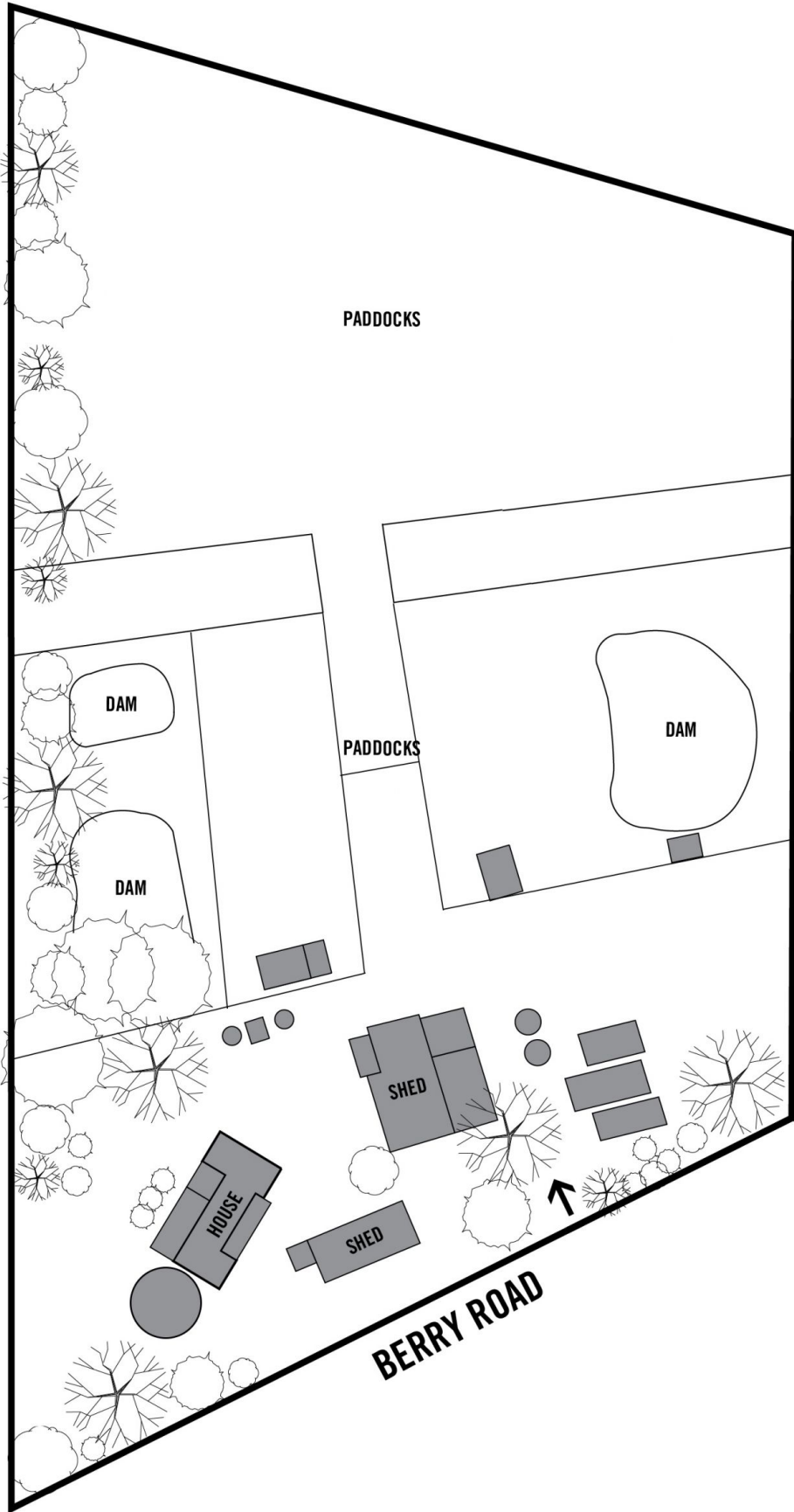
**Marco Schinella**  
08 8294 4484

<https://www.schinellaproperty.com.au>



619m <sup>2</sup>	182m <sup>2</sup>	152m <sup>2</sup>	170m <sup>2</sup>	60m <sup>2</sup>	16m <sup>2</sup>	39m <sup>2</sup>
TOTAL	Living	Shed	Carport/ Vehicle Port	Verandah	Deck	Store

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.



**SITE PLAN**  
**(NOT TO SCALE)**

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