



## Lots 99 & Bawdens Road, LIPSON, SA 5607

### RURAL LIFESTYLE PROPERTY

**31.15 hectares, 76.97 acres**

Located just a few minutes from Tumby Bay is this 31.15 hectare (76.97 acre) lifestyle property ideal for weekend getaways.

Consisting of undulating terrain with a lookout upon the high ground that captures views over the township and out to sea.

There is a creek that flows through winter and an array of different vegetations including gums, she-oaks, wattles and native grasses.

There is approximately 30 acres of arable cropping ground and the balance of the land includes hills, native vegetation and creek-bed, all of which is utilized for livestock grazing.

Fenced into 3 paddocks with cyclone and wooden posts, all in good condition.

Entrance is off Nankivells Road.

**TYPE:** For Sale

**INTERNET ID:** 300P165692

**SALE DETAILS**

**\$395,000**

**CONTACT DETAILS**

**PORT LINCOLN**

88 Liverpool Street

PORT LINCOLN, SA

08 8621 2100

RLA: 62833

**Luke Duncan**

0458 141 321

There is 1 SA mains water metre and power is available but not connected.

This is a great little rural allotment close to town.

Inspections strictly by appointment.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

- Land Area 31.15 hectares





