



Smith Road, CEDUNA, SA 5690

Rare Hobby Farm Opportunity on the Outskirts of Ceduna – 19.83 Hectares (49 Acres)

19.83 hectares, 49.00 acres

Situated on the edge of Ceduna with frontage to both sealed Collins Street and Smith Road, this expansive 19.83-hectare (approx. 49-acre) property presents a unique opportunity for rural living just minutes from town.

Enjoy the best of both worlds – the peace and privacy of a rural lifestyle combined with close proximity to Ceduna's town centre, schools, beaches, and amenities. Whether you're dreaming of building your forever home or establishing a hobby farm, this property provides the ideal canvas.

Key Features:

- Prime Location: Just a short drive to all that Ceduna has to offer.
- Generous Land Size: 19.83 hectares (49 acres) – space to grow, graze, or build.
- Dual Road Frontage: Property borders sealed Collins Street and Smith Road.
- Farming Potential: Over half the land is suitable for cropping, pasture, or hay production.

TYPE: For Sale

INTERNET ID: 300P181826

SALE DETAILS

\$355,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway
WUDINNA, SA
08 8680 3300
RLA: 62833

Elaine Seal
0428 400 210

- Equestrian Use: A corner paddock is already fenced and currently holds horses (note: existing structures belong to current horse owners).
- Fencing Needs: Perimeter fencing would require upgrading for livestock use.
- Water Options: Water would need to be sourced from a nearby pipeline or via rainwater tanks.
- Zoning: Zoned 'Deferred Urban' with development potential (subject to Council approval).
- Affordable Rates: Council rates approximately \$250 per quarter.

With ample space, stunning rural outlooks, and flexible land use options, this is a rare parcel in an increasingly sought-after area. Whether you're looking to escape the city, create a rural retreat, or invest in Ceduna's growth corridor, this property offers boundless potential.

Don't miss this chance to secure your slice of country living â## enquire today!

- Land Area 19.83 hectares



