



## 87 Thorpe Road, CLAYTON BAY, SA 5256

Clayton Bay – A Hidden Gem on 80 Acres Near the Murray River

**32.37 hectares, 80.00 acres**

Discover one of Clayton Bay's hidden secrets, perfectly positioned just minutes from the River Murray. Only 5 minutes to the local boat ramp and prime fishing spots, this exceptional 80-acre lifestyle property offers the perfect balance of rural productivity, modern living, and community connection.

The land has been successfully used for cutting hay, running cattle, breeding ponies, and is ideally suited for a wide range of rural pursuits. Whether you're seeking space for horses, miniature ponies, cattle, turkeys, chickens, kennels, or simply room to expand, the property's extensive shedding and infrastructure provide outstanding flexibility.

The existing shedding and workshops are substantial and versatile - ideal for:

- Boats, caravans, and trailers
- Machinery, feed, and general storage
- Conversion to stables or animal housing
- A storage facility or business use (STCA)

**TYPE:** For Sale

**INTERNET ID:** 300P185083

**SALE DETAILS**

**Best Offers Over \$1.35 Mil**

**CONTACT DETAILS**

,

**Sylvia Jemson-Ledger**  
**Hills & Fleurieu**  
0487 301 390

- Even an aeroplane hangar-style setup

- . 6 Meg Water Licence

The infrastructure is already in place, making this a genuine turn-key opportunity for hobby farmers, equestrian enthusiasts, or those wanting space to work, store, and create.

#### The Home

The residence has been totally renovated in style, offering modern comfort while embracing relaxed country living. Freshly painted inside and out, the home is move-in ready and beautifully presented.

Features include:

- Fully renovated modern kitchen
- 4 oversized, double-sized bedrooms
- New carpet throughout all bedrooms
- New timber flooring in all living areas
- 2 large living areas, ideal for families or entertaining
- Outdoor entertaining area, perfect for gatherings and enjoying the rural outlook
- Bedrooms easily accommodate parent retreats, study areas, or home offices

#### Lifestyle & Community

Beyond the property itself lies one of Clayton Bay's most valued features - its warm, welcoming community spirit. Enjoy the convenience of a local cafe and general store, a vibrant community centre, and a much-loved community garden, all contributing to an exceptional lifestyle rarely found so close to the river.

This is a rare opportunity offering space, versatility, and proximity to the Murray River - ideal for those seeking a productive rural lifestyle, room for animals and toys, or a peaceful retreat while remaining within easy reach of Adelaide.

A true lifestyle property where land, location, and community come together.

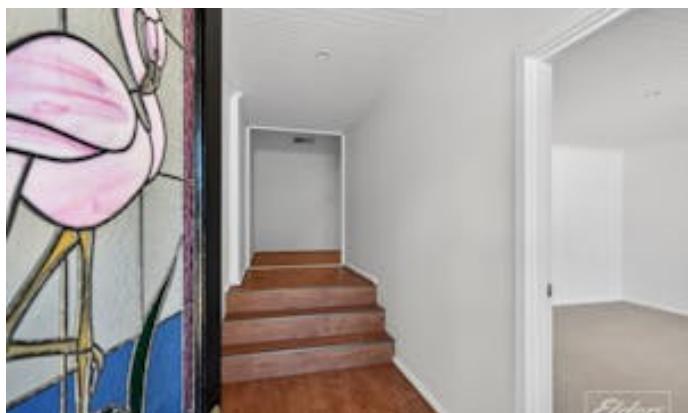
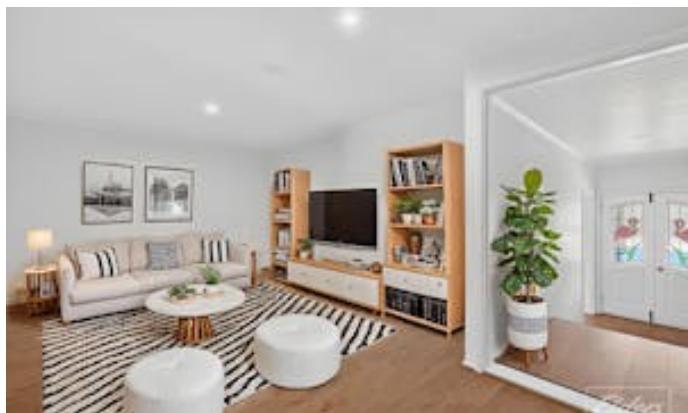
**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

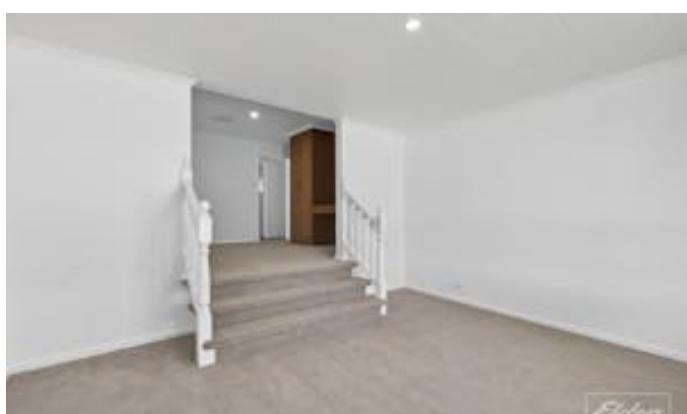
- Land Area 32.374851 hectares
- Bedrooms: 4
- Bathrooms: 1

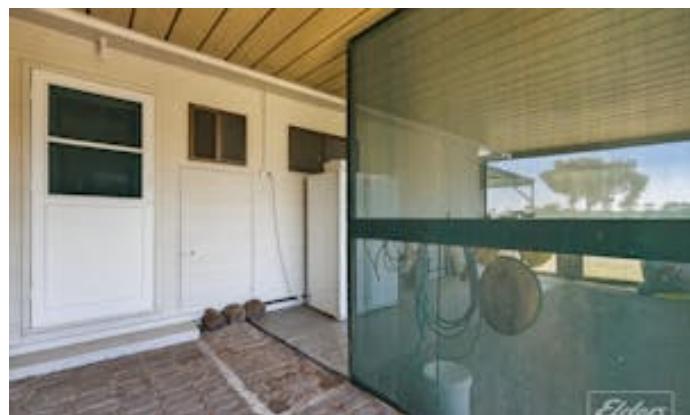
## HOMESTEAD

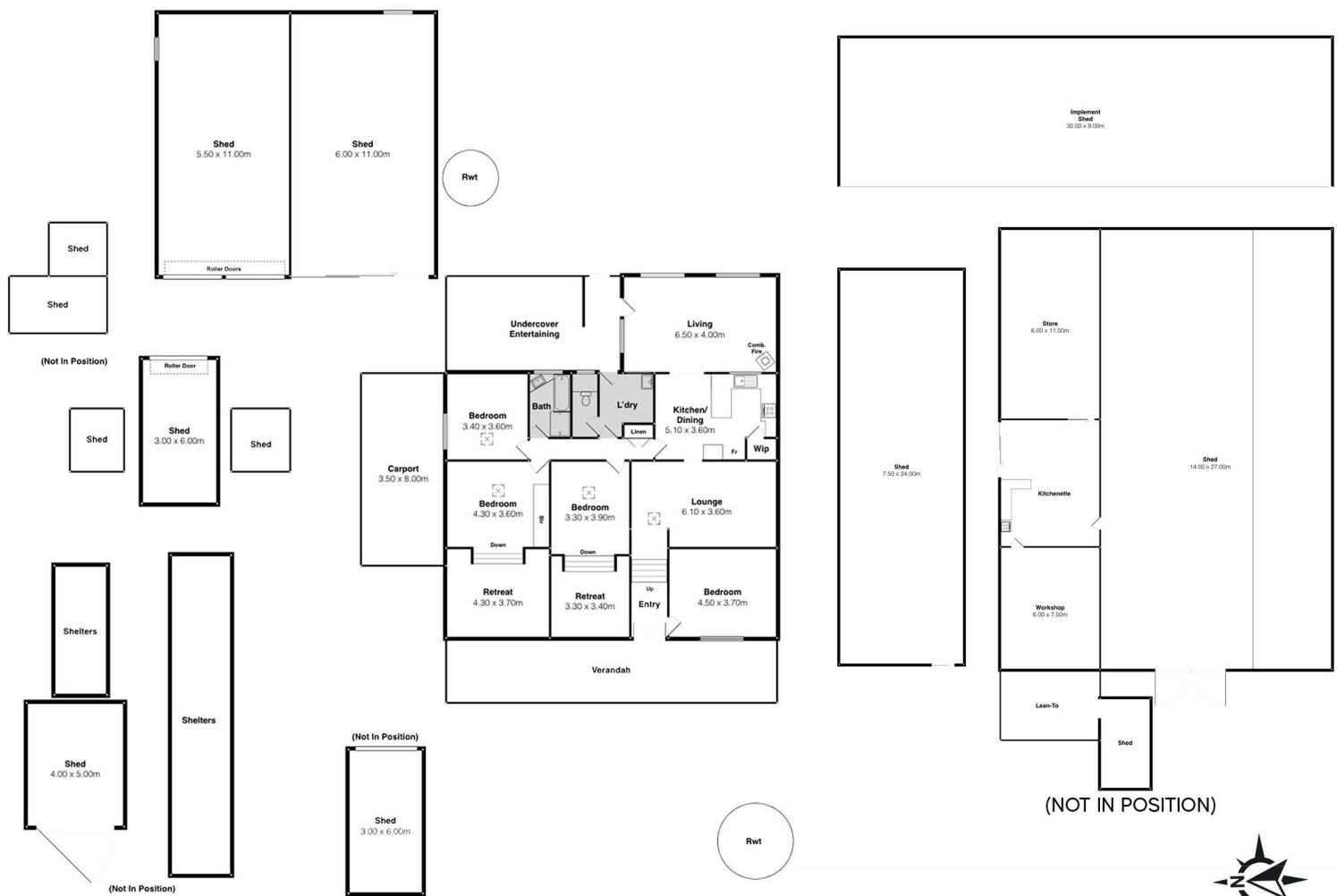
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1











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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.

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