



14 Flannagan Flat Rd , BURRUNGULE, SA 5291

Off-Grid Serenity Meets Modern Country Living on approx 5.7 Acres

Welcome to 14 Flannagans Flat Road, Burrungule - an inspired blend of self-sufficient living, contemporary comfort, and the peaceful rhythm of rural life. Completed in 2018 by respected local builder Blue Lake Homes, this beautifully designed four-bedroom, two-bathroom residence delivers the rare opportunity to enjoy off-grid independence without compromising on style or convenience.

Set upon approximately 5.7 acres, the property is framed by quiet countryside, mature trees, birdlife and wide-open skies - a sanctuary for those seeking space, privacy and connection to nature.

A Home That Works in Harmony with Its Environment

Thoughtfully crafted for sustainable living, the home operates fully off-grid with an impressive 19kW solar system, supported by battery storage, bore water, and rainwater supply. This ensures year-round efficiency, minimal ongoing costs, and the ability to live lightly on the land.

Inside, the home offers a warm and inviting feel with modern fixtures and neutral

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TYPE: For Sale

INTERNET ID: 300P185894

SALE DETAILS

\$649,000

CONTACT DETAILS

RLA62833

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MOUNT GAMBIER, SA
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RLA: 62833

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interiors. The spacious open-plan living zone is anchored by a slow-combustion wood heater, creating a cosy ambience during the cooler months. Large windows bring the outside in, offering peaceful rural views from every angle.

The kitchen is well appointed, perfect for those who love to cook and entertain, while the four bedrooms provide flexibility for families, home offices or guest accommodation.

Infrastructure That Adds Real Value

Two large, well-built sheds provide extensive vehicle storage, workshop space, or room for caravans, boats, and farm equipment - ideal for hobby farmers, tradies, or those wanting extra room for projects and storage.

The land is gently undulating and highly usable, suitable for growing, grazing or simply enjoying the open space. An orchard of established fruit trees offers seasonal abundance, with varieties including apricot, satsuma plum, apple, olive, bay, peach, nectarine, sherbet berry, avocado, Davidson plum, cherry, almond, cider apple, passionfruit and more.

There is also ample room for veggie gardens, chickens, pets, and future enhancements if desired.

A Lifestyle Defined by Peace, Nature & Community

The current owners describe their time here as "peaceful, tranquil and deeply connected to nature." They've loved the quiet forest walks, watching the garden shift with the seasons, observing peacocks and black cockatoos, tending their chickens, and gathering fresh eggs and homegrown produce.

Evenings by the firepit under the stars create a sense of calm that is hard to find elsewhere. Yet despite the privacy, the location still offers exceptional convenience - only 20 minutes to Mount Gambier or Millicent, with friendly neighbours and a strong rural community around you.

This is a rare opportunity to embrace a slower, more intentional lifestyle - one with room to breathe, grow and reconnect.

Key Features

Built in 2018 by Blue Lake Homes

Approx. 5.7-acre lifestyle property

Fully off-grid with 19kW solar system

Bore water + rainwater

Slow-combustion wood heater

Four spacious bedrooms, two bathrooms

Large open-plan living with picturesque rural outlooks

Two huge sheds ideal for storage, workshop or vehicles

• Extensive orchard with multiple fruit varieties

• Space for veggie gardens, animals & hobby farming

• Peaceful location surrounded by nature

• Only 20 minutes to Mount Gambier or Millicent

A Truly Special Rural Escape

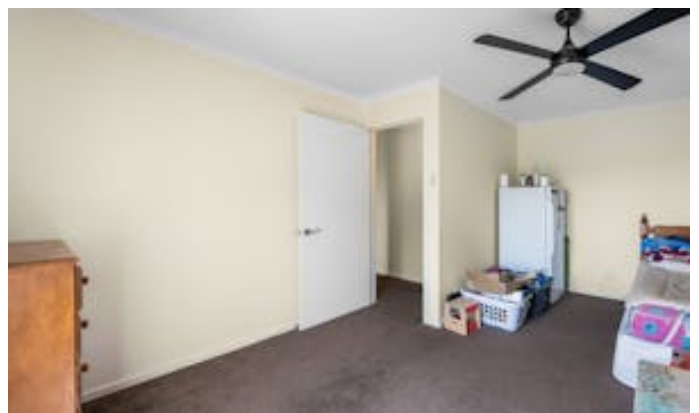
Homes offering this level of self-sufficiency, comfort and natural beauty are increasingly hard to find. Whether you are seeking a family property, a sustainable lifestyle change, or a peaceful retreat from the everyday, 14 Flannagans Flat Road delivers outstanding value and a life enriched by nature

Council Rates - \$1257 approx per annual

Wattle range council

- Land Area 5.7 acres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage









14 FLANNAGANS FLAT ROAD, BURRUNGULE

This drawing is for illustration purpose only. All measurements are approximate only information intended to be relied upon should independently verified.

