



## Lot 74 Ibis Road, CLAYTON BAY, SA 5256

Living the Dream – A Rare Lifestyle Opportunity in Ever-Popular Clayton Bay

6 Ha of Paradise for the Boat Enthusiast, Horse Lover, or Hobby Farmer

Set on an idyllic 6-hectare (15-acre approx.) lifestyle property in the sought-after riverside haven of Clayton Bay, this beautifully appointed home is designed for those chasing peace, privacy, and connection with nature - all just moments from the water's edge.

Whether you're a boating enthusiast, equine lover, or hobby farmer, this property offers a unique blend of serenity and practicality, with modern off-grid living and sustainable touches throughout.

Home Features â## Designed for Comfort, Function & Style

This spacious 4-bedroom home has been thoughtfully designed for family living and entertaining, offering space, light, and spectacular views from every aspect:

- Master Suite Retreat

**TYPE:** For Sale

**INTERNET ID:** 300P186642

**SALE DETAILS**

**\$1m - \$1.1m**

**CONTACT DETAILS**

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Hills & Fleurieu  
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Located in its own private wing, the large master bedroom features an ensuite bathroom and glass sliding doors opening directly onto a decked front verandah - the perfect place to enjoy your morning coffee while overlooking your private slice of paradise.

- Family Wing

The three remaining bedrooms are located in a separate wing, offering privacy and space for family or guests. They are serviced by a well-planned three-way bathroom, including:

- A separate shower & bath room
- An independent vanity area
- A private toilet - ideal for busy households and visitors alike.

### Open-Plan Living

The heart of the home features a generous open-plan kitchen, dining, and living area, perfectly suited for entertaining or simply enjoying family time.

Large picture windows and glass doors throughout flood the space with natural light and provide panoramic views over the property from every angle.

### Lifestyle & Sustainability Features

- Totally Off-Grid Living, equipped with a solar power system and battery backup, this home offers complete off-grid independence - perfect for those seeking sustainable living and reduced running costs.
- Multiple Water Sources
- Creek-supplied pipeline to the property
- Rainwater tanks for household use
- Ample water storage for year-round reliability
- Gardens & Self-Sufficiency
- A productive small orchard provides seasonal fruits
- A vegetable plot ready for home-grown produce
- Plenty of room to expand or add chickens, bees, or more garden beds

### The Land - Space, Nature & Opportunity

With 6 hectares of mostly cleared land, there is room for:

- Horses, with space to build stables or paddocks
- A boat shed or large workshop
- Expansive lawns or native landscaping
- Children to explore and grow in a nature-filled environment

The gently undulating block offers privacy, open space, and excellent potential to tailor the land to your passions - whether that's horses, a hobby farm, or simply enjoying the peaceful outdoors.

## Location â## Tranquil Yet Connected

Just a short stroll or drive to the water's edge, boat ramp, and community areas of Clayton Bay, and only 15 minutes from Goolwa, this location offers:

- Proximity to sailing, kayaking, fishing, and birdwatching
- A vibrant local community with regular events and a welcoming feel
- Easy access to services, shopping, and schools in nearby towns
- A scenic 90-minute drive to Adelaide

## Your Piece of Paradise Awaits

With its perfect blend of lifestyle, sustainability, and functionality - this property truly is "living the dream" in one of South Australia's most beautiful waterside communities.

Whether you're looking for a forever family home, a hobby farm, or a self-sufficient rural escape, this rare offering is ready to welcome its next lucky owners.

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

- Bedrooms: 4
- Bathrooms: 2

**HOMESTEAD**

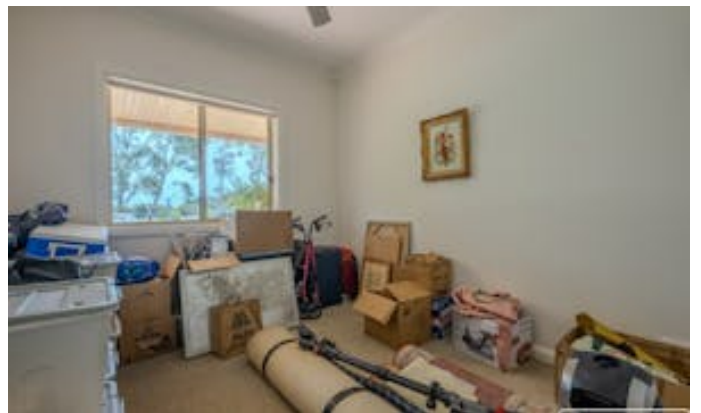
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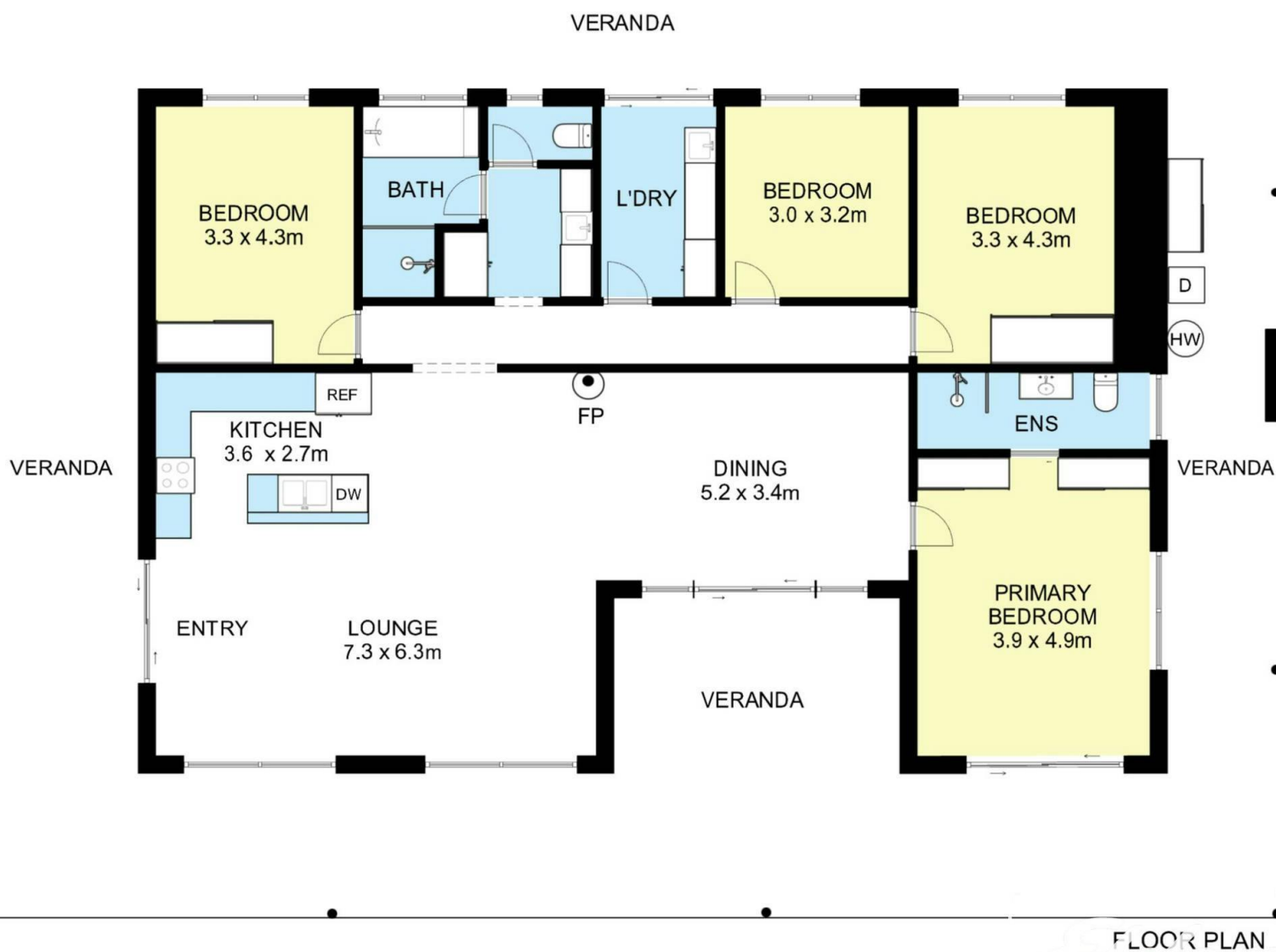












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