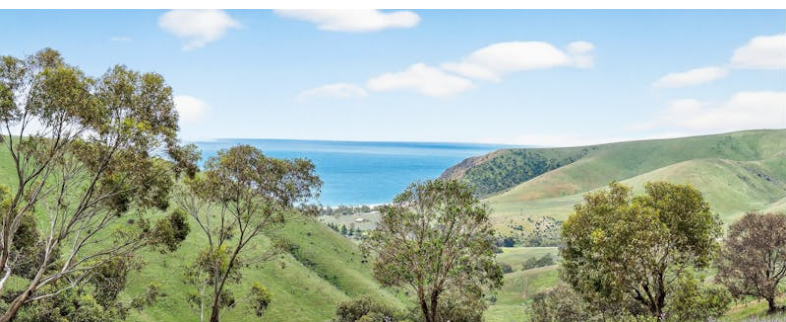




266 No Where Else Road, RAPID BAY, SA 5204

There's "Nowhere Else" you'd want to be.

31.40 hectares, 77.59 acres

Set in the rolling green hills above the historic hamlet of Rapid Bay, this 31.40-hectare holding is country living at its most captivating. This picturesque landscape boasts mature eucalyptus trees and fertile pasture, all within an

easy Adelaide commute.

Follow the bush-lined driveway as it climbs past towering gums to a high plateau where the land opens wide and the views take over.

Up here, a substantial 9 x 18 m shed anchors the property, providing ample space for vehicles and machinery. It also includes a charming 9 x 6 m off-grid picnic retreat tucked inside. Think crackling combustion fire after a day exploring Deep Creek Park, a simple kitchenette with gas fridge, a flushing toilet and an easy space to gather with friends.

There's also a cosy caravan set up so weekends are sorted while you plan your forever home.

TYPE: For Sale

INTERNET ID: 300P187539

SALE DETAILS

\$839,000 to \$919,000

CONTACT DETAILS

Normanville

91 Main Road
Normanville, SA
08 8598 6100

Cassie Edwards
0400 856 900

Adjacent to the shed, a natural building site reveals a breathtaking outlook across Rapid Bay Beach. It's the kind of view that changes with the light and never gets old, sunrise coffee, golden evening skies, and stars that

feel close enough to touch. (Any future dwelling subject to council consent.)

The land itself is both beautiful and practical: country for grazing, level plateaus for infrastructure, Cattle fencing already in place, and all your water needs covered with four dams (one spring-fed), two large rainwater tanks, and possible access to Nowhere Else Creek.

A large dam sits among tall gums in a tranquil pocket with birdsong and blue wrens flitting through. a peaceful hideaway you'll claim as your own. Kangaroos, echidnas and possums are regular visitors, and Deep Creek

National Park is just down the road for walking, wildlife and wilderness.

Rapid Bay is one of the Fleurieu's quiet treasures, white sand, clear water and a relaxed coastal rhythm. Close by you'll find the Cape Jervis Community Club with gym facilities and classes, the Cape Tavern's legendary Sunday

roast, and the Delamere General Store for coffee, Korean takeaway and all the local news.

The area is a magnet for fishing, scuba diving, hiking and birdwatching.

Normanville 25 minutes

Second Valley 15 minutes

Victor Harbor 40 minutes

Adelaide about 80 minutes

Features you may love!

- 31.40 ha of mixed grazing country with gum-studded
- Plateaus and big-sky views
- Elevated 9 x 18 m shed plus 9 x 6 m off-grid living/picnic setup
- Caravan on site for easy weekend stays
- Panoramic potential house site beside the shed (STCC)
- Cattle fencing, four dams, two large rainwater tanks, creek access
- Peaceful, private setting moments from beaches and national park trails
- A rare Fleurieu holding with the hard work started, the essentials in place and • the views you'll never want to leave. Come stand on the plateau and picture life here - it's even better in person.

Call Cassie to arrange a private inspection of this stunning property.

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 31.4 hectares







