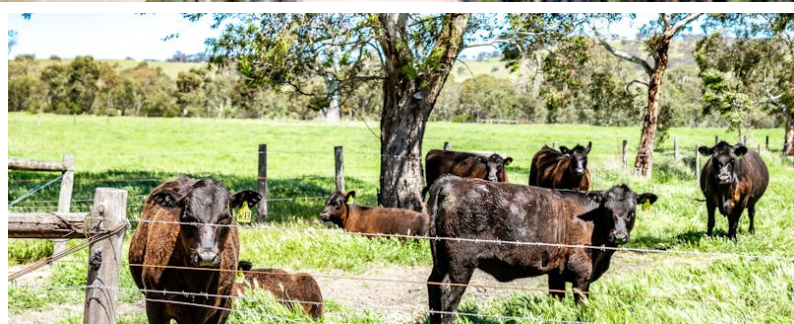




22 Memory Grove, LOWER INMAN VALLEY, SA 5211

A Breath of Country Just Minutes from the Coast

17.81 hectares, 44.00 acres

22 Memory Grove, Lower Inman Valley via Victor Harbor

For Sale by Highest and Best Offer

Close 11.00am Friday 14th November 2025, Unless Sold Prior

Price Guide \$995,000

Set on 44 acres of mostly flat, scenic countryside in Lower Inman Valley, this appealing parcel offers a rare combination of natural beauty, rural lifestyle, and coastal convenience.

Just 6 km-under 10 minutes-from Victor Harbor and around an hour from Adelaide, the location feels peaceful and private yet remains easily accessible.

TYPE: For Sale

INTERNET ID: 300P187719

SALE DETAILS

**Highest & Best Offer by
14/11 (USP) Guide
\$995,000**

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Philip Keen
0438 308 650

The land is open and inviting, with fresh country air and a gentle rural charm. While largely flat, a small section features light undulation and a gentle slope, adding visual interest to the landscape. Scattered mature eucalypts lend a sense of permanence to the fertile alluvial soils and lush river flats.

Two clean watercourses-the Inman River and Back Valley Creek-either border or cross the property, creating vibrant riparian zones rich in native vegetation. These areas have been enhanced by conservation plantings, supporting biodiversity and providing habitat for local wildlife.

A standout feature is the substantial shed infrastructure-ideal for those who value a practical space to relax, work, or pursue hobbies. It includes a lunchroom/kitchen, toilet, and a comfortable rest area, all serviced by mains power and hot and cold running water from a rainwater tank. It's a versatile retreat for weekend visits, project work, or simply enjoying the quiet of the countryside.

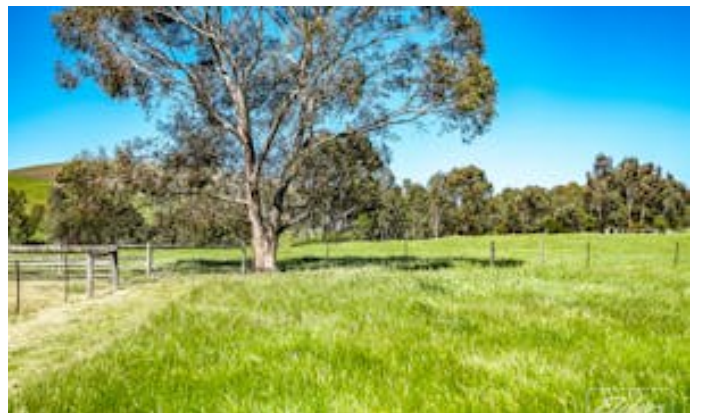
The property also includes steel cattle yards and a hay shed-functional additions that support its use as a small farm or lifestyle holding. Whether you're running a few cattle, storing feed, or enjoying the authenticity of a rural escape, these features add value and practicality.

Water is pumped from the Inman River, which in living memory has never run dry-even during extended dry spells-providing a reliable supply.

Whether you're seeking a lifestyle change, a nature retreat, or a place to build your dream home (subject to consents), this property offers both inspiration and opportunity. It's a rare chance to secure a slice of the Fleurieu Peninsula that's as usable as it is beautiful.

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

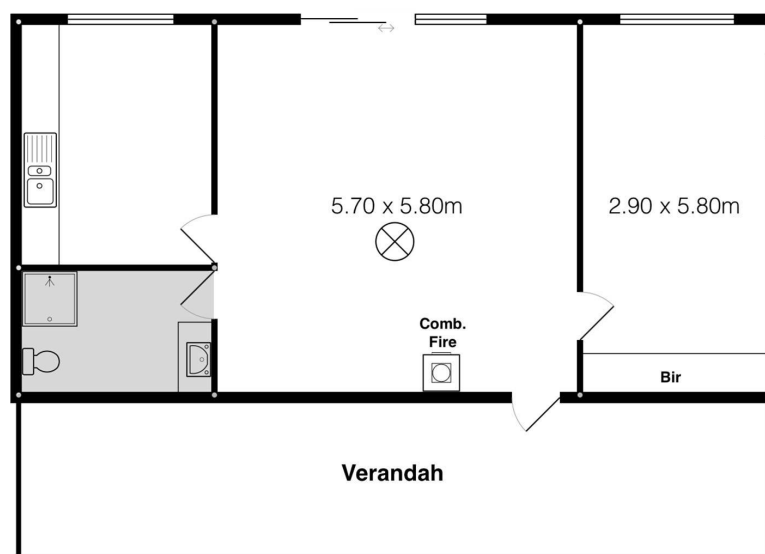
- Land Area 17.806168 hectares











Lunch Shed

'Simmons' - 22 Memory Grove, Lower Inman Valley

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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SOUTH COAST STUDIOS