



## 1 Broccabruna Drive, MOUNT DUTTON BAY, SA 5607

A spacious coastal canvas where serenity meets rural charm

**1,140.00 square metres,**

This generous 1140m2 block with an incredible 31 metres frontage to the natural beauty of Mount Dutton Bay, is a rare opportunity for uninterrupted panoramic views across the sparkling waters and rolling rural landscapes of this beautiful small unspoiled region of the Lower Eyre Peninsula. This elevated block rises up to offer even better views across the Bay and sunsets like you have never seen before. Nothing else is in front of you to distract or obscure your quiet coastal escape or permanent sea change.

Directly opposite the boat ramp, 50 metres from the jetty famous for its abundance of squid, this residential land parcel is perfect for a wonderful home, holiday retreat or functional lifestyle shed to be established. Mount Dutton Bay is renowned for its relaxed lifestyle, friendly community and pristine environment and only 5 minutes up the road to the famous Farm Beach, the playground of the stunning Lower Eyre Peninsula.

Wake to the sound of the Bay, spend your days fishing, enjoying water sports on the calm waters or just reconnect with nature. This land provides the perfect foundation for it all.

**TYPE:** For Sale

**INTERNET ID:** 300P188345

**SALE DETAILS**

**\$290,000 - \$320,000**

**CONTACT DETAILS**

**PORT LINCOLN**

88 Liverpool Street  
PORT LINCOLN, SA  
08 8621 2100  
RLA: 62833

**Shannon Plummer**  
0402 779 409

Just 15 minutes from Coffin Bay and a 30 minute commute to Port Lincoln, this location combines seclusion with accessibility, offering that rare balance of privacy without complete isolation. Mount Dutton Bay's safe beaches, abundant wildlife and a welcoming community make it one of the best kept secrets on the Peninsula. Experience the magic where the land meets the water and life slows down just enough to let you breathe the fresh air.

Land parcels of this calibre and setting are increasingly rare making this the ideal opportunity to create your coastal dream at 1 Broccabrana Drive where land, sea, and sky meet in perfect harmony. This prime real estate will go quick! Contact Shannon Plummer today 0402 779 409

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. Elders Real Estate RLA62833

- Land Area 1,140.00 square metre

