



22 Old Coach Road, BRAMFIELD, SA 5670

Beautiful Oasis on Acreage – Your Tranquil Escape Near Coastal Elliston

Discover a serene rural lifestyle on this picturesque 1.82-hectare (approx. 4.5-acre) property, perfectly positioned on the outskirts of Bramfield and just a short seven-minute drive to the thriving coastal township of Elliston on South Australia's stunning Eyre Peninsula. Enjoy friendly locals, essential shopping, and some of the state's best fishing and surfing beaches-all within easy reach.

Acreage Designed for Peace, Practicality & Possibility

This beautifully maintained parcel of land features new boundary fencing, two rock-crushed holding paddocks, and a generous house yard-ideal for running a small number of livestock, currently seeded with medic, rye, and clover blend for feed. Approximately 100 saltbush plantings line the perimeter, adding both shelter and aesthetic appeal.

Water security is a standout, with a brand-new bore tested for human consumption, an existing bore, 2 x 5000-gallon rainwater tanks, and an additional 1000L overflow tank-thoughtfully set up with a twin rainwater filtration system to keep supply separate and reliable.

For added peace of mind, a 32-amp plug suited for a 9KVA generator which can power the entire home during outages, ensuring seamless comfort no matter the conditions.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P189321

SALE DETAILS

\$465,000

CONTACT DETAILS

WUDINNA

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WUDINNA, SA

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RLA: 62833

Elaine Seal

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A 6m x 9m double garage with concrete floor, power, and fluorescent lighting provides ample space for vehicles, workshop use, or storage. The expansive garden surrounds the home with paved paths, flourishing trees and shrubs, and a charming decorative windmill-creating a private sanctuary perfect for bird lovers or anyone seeking serenity.

A Stylish, Spacious & Thoughtfully Updated Home

Built in 2003 and enhanced with numerous modern upgrades, the residence is uniquely designed with two connected rectangular wings and a warm, welcoming ambience.

Key interior upgrades include:

- Fresh plasterwork and paint
- Ducted reverse-cycle air conditioning with ceiling vents throughout
- Custom blinds and LED downlights
- Cabling installed for Starlink internet
- New tiles laid on outside verandas

Home Layout

** Front Wing

Begin your day on the three-step front verandah, enjoying sweeping views of the gardens, rolling hills, and distant pastures. Enter the home into a bright, open dining and kitchen area with floating floors.

The modern kitchen includes:

- Breakfast bar
- New dishwasher
- Fridge and microwave alcoves
- Under-bench electric oven & ceramic cooktop
- Overhead rangehood
- Two-door pantry
- Excellent storage throughout

From here, double doors lead to the elegant master bedroom, complete with ceiling fan, walk-in robe with mirrored feature wall, and a stylish tiled ensuite with double vanity and private shower and toilet.

** Rear Wing

Connected by a light-filled walkway, the second wing continues the home's seamless floating flooring and functional layout.

Here you'll find:

- Combined bathroom/laundry equipped with washer, dryer, vanity, shower alcove, toilet, exhaust fan and heat lamps
- A spacious office with bifold doors (or optional 4th bedroom)

- A large lounge/family room with dual external doors for cross-ventilation
- Twelve colonial-style windows filling the space with beautiful natural light
- Two additional bedrooms, each with ceiling fans

This expansive living zone is perfect for entertaining, relaxing, or accommodating a growing family.

A Unique Lifestyle Opportunity

If you're searching for a quiet, remote rural lifestyle with the ability to live almost entirely off-grid, this property should be at the top of your list. It's genuinely a see-to-believe offering-combining comfort, practicality, and breathtaking tranquility in one sensational package.

A video tour is available on the website. To experience this remarkable property firsthand, contact the Agent today to arrange your private viewing.

You won't be disappointed, this one is truly something special.

Other features: 3 Phase Power, Window Treatments

- Land Area 1.82 hectares
- Building Area: 210.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Single garage
- Ensuite







