



## 2 McKenzie Road, MINNIPA, SA 5654

### Hobby Farm with Cottage, Shedding and Acreage

Set on an expansive 6.07 hectares (approximately 15 acres), this appealing lifestyle property is ideally located on the outskirts of Minnipa township, just off the No. 1 Eyre Highway on South Australia's beautiful Eyre Peninsula. Offering space, versatility and country charm, it is perfectly suited as a hobby farm, for running small numbers of livestock, or for light cropping. The current vendors generously donate the paddocks to the Minnipa Progress Association, supporting the local community - an option future owners may or may not choose to continue.

#### Charming 1920s Cottage

The classic 1920-style cottage has truly stood the test of time, with the current owners having completed numerous improvements and upgrades in recent years. The home offers front, side and rear entry access, enhancing practicality and flow.

A fully enclosed 2-metre-wide front and side verandah welcomes you and leads into the main living area via glass sliding doors. Inside, beautiful polished floorboards immediately create a warm and inviting atmosphere. The living area is well equipped with:

- Reverse cycle air conditioning
- Two ceiling fans

**TYPE:** For Sale

**INTERNET ID:** 300P190450

#### SALE DETAILS

**\$245,000**

#### CONTACT DETAILS

**WUDINNA**  
44 Eyre Highway  
WUDINNA, SA  
08 8680 3300  
RLA: 62833

**Elaine Seal**  
0428 400 210

- Wood combustion heater
- Boarded fireplace
- Old-style wood oven facing the dining area
- Skylight allowing an abundance of natural light

A small step leads into the long, galley-style kitchen, featuring new LED lighting, a new fan-forced electric oven, two new exhaust fans, bench cupboards along both walls, and vinyl flooring through the centre. Adjacent to the kitchen is the laundry with a concrete floor, wash trough and external access.

The main bedroom, located off the living area, includes a cooling window air conditioner, ceiling fan/light, high built-in overhead cupboards along one wall, and new plush pile carpet purchased and ready for installation.

A wide vinyl-floored passage leads to the remainder of the home, comprising:

- Two small bedrooms or storerooms (new vinyl flooring yet to be installed)
- A second, larger bedroom with carpet
- A tiled bathroom with corner shower (glass screen and curtain), bath, new vanity, wall mirror with makeup light and shelving
- Separate toilet at the end of the passage and rear external access

#### Extensive Outdoor Infrastructure

This property is exceptionally well set up with a range of shedding and outdoor features, including:

- Single stone car shed with concrete floor, power, fluorescent lighting and power points, housing a 7.5 KVA generator capable of running the home
- 14m x 7m galvanised three-bay shed with open front, 3 m wide concrete slab and remaining area finished with grey gravel
- 7m x 2.5m Besser brick tool shed with benches and shelving
- Wood shed and a semi-enclosed former pig sty, easily convertible into a secure fowl run
- 6m x 4m shade house fitted with an irrigation sprinkler system
- Four rainwater tanks with a combined capacity of 5,200 gallons, with easy switching between rainwater and mains water

An added bonus is the enclosed barbecue and entertaining area, half galvanised iron and half shade cloth, complete with a roof, two fluorescent lights, wood combustion heater and a generous garden bed - an ideal spot to relax and entertain year-round.

#### Land & Lifestyle

The boundary paddocks are fenced and positioned to the side and rear of the home. The property comprises three allotments on separate titles, yet they are rated together, keeping council rates very affordable.

If you are seeking a change of lifestyle away from the hustle and bustle, this property presents a rare opportunity to embrace relaxed country living with plenty of space to move, farm, or contribute to the local community. Properties of this nature are seldom offered - be quick to secure your future on the land.

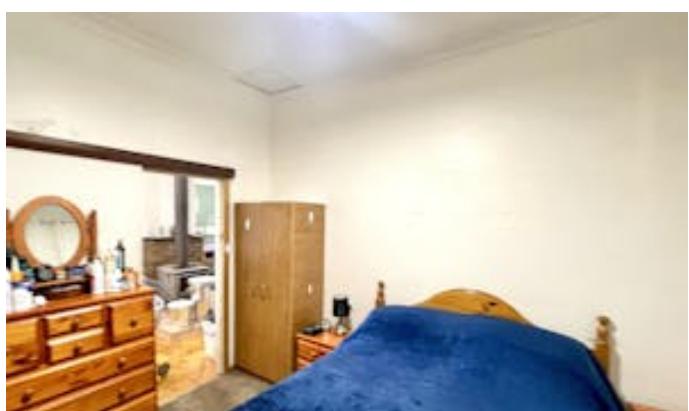
Disclaimer: We have in preparing this information used our best endeavours to ensure

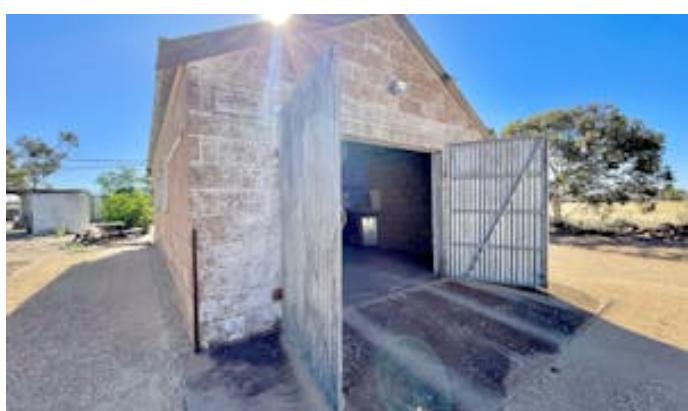
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Other features: Window Treatments

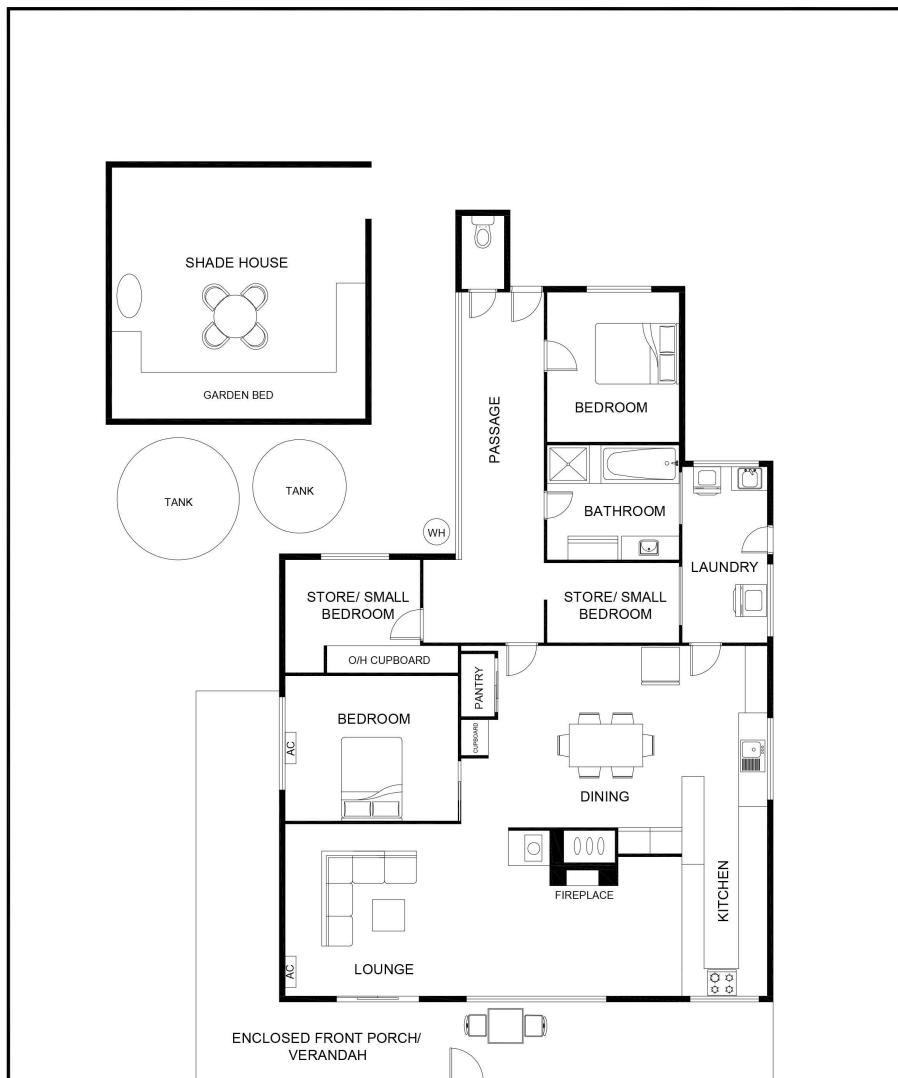
- Land Area 6.07 hectares
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 8
- Single garage
- Floorboards











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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