



## 43 Wellington Road, COWELL, SA 5602

### MORE THAN JUST A SHED

#### REMOVE THE UNNECESSARY TIME & UNKNOWNNS WITH PLANNING & BUILDING

43 Wellington Road has it all and is sure to surprise interested buyers. Large shed spaces like this are sought after from local residents to travellers wanting to call Cowell their base. Take a step inside and you will quickly see this is more than just good shed space.

From the outside, 43 Wellington Road is a:

- Quality built, steel framed, shed of approx. 18m x 12m, with concrete floor, good array of lighting, and 2x roller doors (1x manual 5m & 1x electrical 3m)
- Fully fenced, approx. 1,010 sqm allotment featuring an easy to maintain yard with excellent vehicle access

But wait, take a step inside and you will find:

- Approx 85 sqm ground floor residential living space, with an additional upstairs section

**TYPE:** For Sale

**INTERNET ID:** 300P190493

#### SALE DETAILS

**Expression of Interest (USP)**

#### CONTACT DETAILS

**CLEVE / COWELL**  
31 Rudall Road & 14 Main Street  
CLEVE / COWELL, SA  
08 8621 7100  
RLA: 62833

**Nick Schumann**  
0428 383 833

- Modern 'open-living' style kitchen, dining, and loungeroom area
- Good condition kitchen featuring a gas stove and wide range of cupboard spaces
- Bedroom with adjoining toilet and vanity
- Living room, or potential second bedroom
- Balcony (approx. 7m x 4m) with ocean view

Here is the impressive hidden extras:

- 6.5kW solar system, with 13kW TESLA battery and the ability to maintain power during any 'mains' electrical outage
- 2x TeamPoly 22,500L rainwater tanks plumbed to the residential space, with the ability to convert back to 'mains' usage if needed
- EcoAlliance hot water system
- Split system air-conditioners installed in the downstairs living, bedroom, and upstairs
- 4x Ceiling fans in key residential spaces

The low property ongoing maintenance, excellent quality infrastructure, and wide array of internal and external features make 43 Wellington Road a property for a long list of potential buyers. Floor plans and shed documents can be provided upon request.

Expression of Interest sales campaign details,

Closes: 2pm Thursday 15th January 2026 (Unless Sold Prior)

Inspections: Booked by appointment

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

Other features: Close to Schools, Close to Shops, Ocean Views, Openable Windows, Window Treatments

- Land Area 1,010.00 square metre
- Bedrooms: 1
- Bathrooms: 1
- Double garage









