



84 Lovegrove Lane, WHITES FLAT, SA 5607

Magnificent Rural Lifestyle Retreat with Productive Land

47.34 hectares, 116.98 acres

Set in the heart of the picturesque Koppio Hills, approximately 28km north of Port Lincoln, this exceptional lifestyle property offers the perfect blend of rural tranquillity, productive farmland and modern comfort.

Spanning an impressive 47.34 hectares (117 acres), the property is ideal for hobby farming, cropping or simply enjoying space, privacy and breathtaking countryside.

Approximately 28.32 hectares (70 acres) are well cleared and arable for cropping, featuring undulating rolling hills, fertile red/brown loam soils and established mallee shelter belts. From every angle, enjoy expansive 360-degree rural views that showcase the beauty of this magnificent setting.

The well-appointed home features four spacious bedrooms and two bathrooms, designed for comfortable family living. The open-plan layout is complemented by a stylish kitchen, polished timber floors and quality modern appliances throughout. All four bedrooms include built-in robes and direct verandah access, creating seamless

TYPE: For Sale

INTERNET ID: 300P190504

SALE DETAILS

\$1.1Mil

CONTACT DETAILS

PORT LINCOLN

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Luke Duncan
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indoor-outdoor living.

Comfort is assured year-round with a slow combustion wood heater, ceiling fans throughout and a strong focus on sustainable living.

Property Features Include:

- 4 bedrooms, 2 bathrooms
- Open-plan living with polished timber floors
- Stylish kitchen and modern appliances
- Slow combustion wood heater & ceiling fans
- Verandah access from all bedrooms
- Solar power system with diesel plant backup
- Aprias solar hot water system with gas backup
- Extensive rainwater storage:
 - 5 x 22,000L tanks plumbed to the house
 - 2 x 22,000L tanks servicing sheds
 - 2 x 22,000L tanks for livestock
- Two winter dams
- Two 40-foot shipping containers with roofed structure, powered and ideal for machinery and farm equipment storage

This is a rare opportunity to secure a beautiful, productive lifestyle property in a tightly held rural location. Whether you're seeking a hobby farm, a peaceful country retreat or a self-sufficient rural lifestyle, this outstanding property delivers on every level.

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 47.34 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2





