



## 391 Kalanbi Road, CEDUNA, SA 5690

Rural Freedom Awaits – 30 Acres Just Minutes from Ceduna

**12.14 hectares, 30.00 acres**

Positioned just 8 kilometres from Ceduna's iconic Fruit Fly Station along Kalanbi Road (sealed road access with only the final 2km unsealed), this well-established hobby farm offers the perfect balance of peaceful rural living and town convenience.

Set on 12.14 hectares (30 acres) of fully fenced land, the property is ideal for running small numbers of livestock or simply enjoying space, privacy and fresh country air. Water security is assured with four rainwater tanks holding approximately 76,500 litres connected to the home, plus the added benefit of mains water access for gardens and stock if required.

**Solid, Spacious & Designed for Comfort**

The three-bedroom home has been solidly constructed with a double brick front, brick veneer sides and Besser brick rear wall - built to stand the test of time.

Step through the leadlight front door into a welcoming split-level living area combining lounge and dining spaces. The lounge features floating floors, a cosy wood combustion heater and reverse cycle air conditioning, ensuring year-round comfort. From the dining area, double glass sliding doors open onto a fully enclosed side pergola - a wonderful

**TYPE:** For Sale

**INTERNET ID:** 300P191832

**SALE DETAILS**

**\$390,000**

**CONTACT DETAILS**

**WUDINNA**

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**Elaine Seal**

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space for entertaining or relaxing in all seasons.

Beautiful polished pine floorboards flow through the dining room, kitchen, hallway, main bathroom and second bedroom, adding warmth and character throughout.

The kitchen is practical and spacious, offering:

- 1.5 sink
- Electric oven, grill and coil hotplates
- Ample bench space with cupboards and drawers
- Eye-level timber shelving
- Additional adjoining pantry and storage area with room for fridge and freezer

#### Comfortable Bedrooms & Well-Appointed Bathrooms

The generous main bedroom includes a full wall of built-in robes, ceiling fan, and a charming brick alcove with lighting - ideal as a makeup or styling station. The private ensuite features a vanity, toilet and glass sliding door shower with safety handrails.

The main bathroom offers built-in storage, complete with corner glass shower, two-person spa bath, vanity and large wall mirror.

At the rear of the home, a versatile porch or study nook (with floating floors and cooling air conditioner) provides access to:

- Third bedroom with carpet tiles
- Tiled laundry with extensive built-in cupboards and wash trough
- Separate toilet
- Fully enclosed rear pergola/entertainment area featuring bricked garden beds, shade cloth walls, steel beams, galvanised roofing and laser light panels for natural light

Crushed gravel surrounds both pergola areas for low-maintenance outdoor living.

#### Outstanding Shedding & Energy Efficiency

This property truly excels when it comes to shedding and infrastructure:

- Open front double galvanised carport
- 3m x 2.5m garden shed with concrete floor
- Impressive 15m x 9m four-bay galvanised shed with:
  - o Three sliding doors
  - o Concrete floor
  - o Power, fluorescent lighting and multiple power points
  - o 16-foot concrete service pit with hardwood plank cover
  - o Workbenches and brackets

Adding enormous value are 32 solar panels installed on the shed roof. The current vendors have enjoyed no power bills for the past four years and continue to receive energy credits - a significant ongoing saving.

#### Space, Sustainability & Lifestyle

With secure fencing, ample water supply, extensive shedding and energy-efficient features, this property offers exceptional versatility. Whether you're looking to keep animals, enjoy a self-sufficient lifestyle, or simply escape to peace and quiet without sacrificing town convenience, this hobby farm delivers.

All the amenities of Ceduna are just a short 5â##8 minute drive away - shops, schools, medical facilities and coastal attractions within easy reach.

If you've been searching for space to spread your wings at a very reasonable price point, this outstanding rural lifestyle opportunity could be exactly what you've been waiting for.

Enquire today and start your next chapter in country comfort.

- Land Area 12.14 hectares
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3









**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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