



## 839 Signal Flat Road, FINNISS, SA 5255

Finniss Retreat- Where Nature, Sustainability & Legacy Converge

**55.00 hectares, 135.91 acres**

A One-of-a-Kind Sanctuary on South Australia's Fleurieu Peninsula

Where Nature, Sustainability & Legacy Converge

To own Finniss Retreat is not simply to purchase land-it is to become the custodian of an extraordinary natural legacy.

Set within South Australia's globally significant Fleurieu landscape, this remarkable 55-hectare (136-acre) holding presents a rare opportunity to steward one of the region's most ecologically rich and visually breathtaking properties. With 43 hectares protected under Heritage Land and an additional 12 hectares revegetated, Finniss Retreat is nature at its best.

Rare plant species, abundant birdlife, and thriving native fauna coexist here in harmony. Sustainability is not a concept, but a lived reality-where landscape, biodiversity, and purpose unite. From golden pastures to ancient bushland and panoramic views across untouched land, Finniss Retreat is not just a home. It is a living legacy.

**TYPE:** For Sale

**INTERNET ID:** 300P192192

**SALE DETAILS**

**Best Offers Over  
\$1.35mil**

**CONTACT DETAILS**

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**Sylvia Jemson-Ledger  
Hills & Fleurieu  
0487 301 390**

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## THE LAND

Spanning approximately 55 hectares, Finniss Retreat is a property of exceptional scale and ecological significance. The land transitions from rolling native grasslands to majestic trees and rare flora, creating a rich mosaic of habitats.

Kangaroos, echidnas, rosellas, cockatoos, wedge-tailed eagles, and other native species roam freely across the landscape. With sweeping views, absolute privacy, and walking tracks through Heritage Land, the property offers peace, seclusion, and a deep connection to nature.

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## THE RESIDENCE

Anchoring the property is a beautifully designed, sustainable main residence, purpose-built to live lightly on the land while maximising comfort and connection to the environment.

The home features:

- Generous main bedroom with built-in robes
- Open-plan living, dining, and kitchen areas
- Tasmanian Oak kitchen with walk-in pantry
- Entrance hall / boot room and integrated laundry
- High ceilings, timber framing, ceiling fans, and double-glazed windows
- Combustion heater with water jacket as solar hot water backup
- Split-system air conditioning and passive cooling design
- Eco-friendly materials including low VOC paint, solid timber joinery, and Marmoleum flooring

Step outside and the experience becomes almost surreal, with kangaroos grazing nearby and black cockatoos soaring overhead.

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## INFRASTRUCTURE & SUSTAINABILITY

Finniss Retreat is completely off-grid and self-sufficient, equipped for sustainable living:

- 8.4kW solar system with battery backup
- Fast fixed wireless broadband
- 9m x 6m garage with lined and insulated rear room
- Approx. 121,000 litres of rainwater storage
- Fully netted orchard and fox-proof chicken house
- Woodshed, garden shed, raised vegetable gardens, and hot house
- Detailed GPS mapping of plant species

The established orchard produces fruit year-round, with varieties selected to ripen in succession. The current custodians produce approximately 80% of their food onsite, all organically grown.

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## ETHOS, BIODIVERSITY & POTENTIAL

Since 2016, the current custodians have deepened a strong tradition of care, focusing on ecological rehabilitation, regeneration, and long-term land health.

Located within a globally recognised biodiversity corridor, the property supports over 90 recorded bird species and extensive rare native vegetation, including more than 30 species of native orchids. Comprehensive flora and fauna records are available.

With its scale, biodiversity, infrastructure, and protected status, Finniss Retreat offers potential for conservation initiatives, specialty crops, or eco-tourism aligned with the land's integrity.

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## IN SUMMARY

Finniss Retreat is more than a property.

It is a place of meaning, beauty, and purpose.

This is not just a once-in-a-lifetime opportunity-it is the chance to become custodian of something truly irreplaceable and leave a legacy that endures.

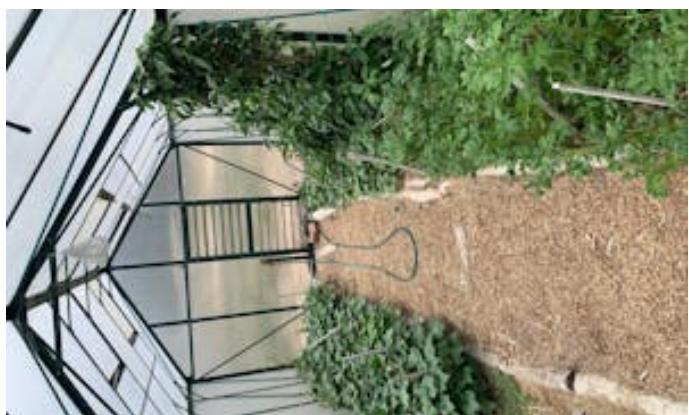
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- Land Area 55 hectares
- Building Area: 189.00 square metres
- Bedrooms: 1
- Bathrooms: 1

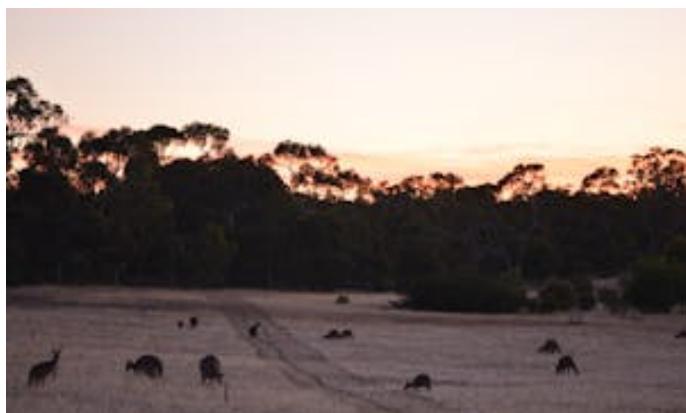
## HOMESTEAD

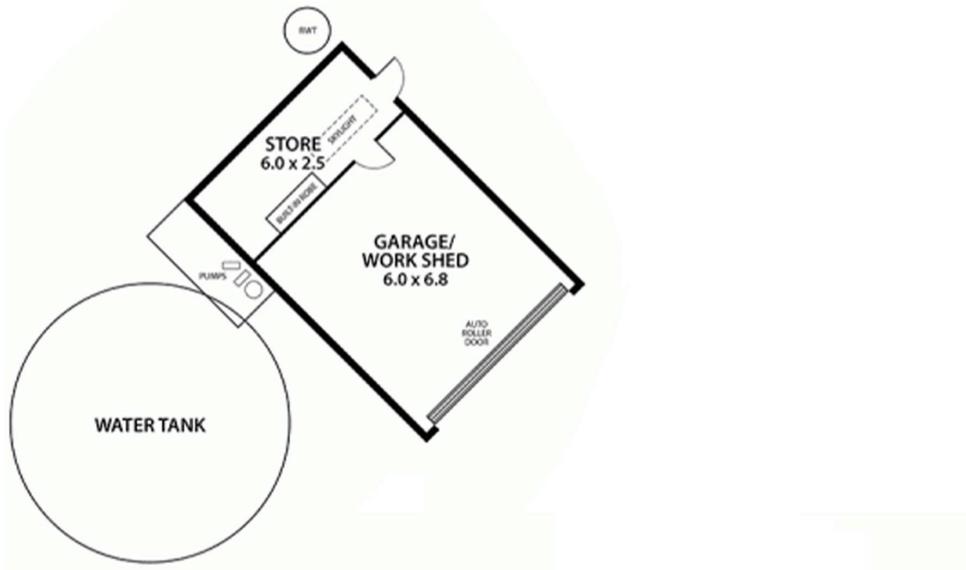
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>House Area</b>	189.00 square metres



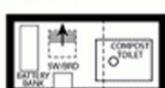








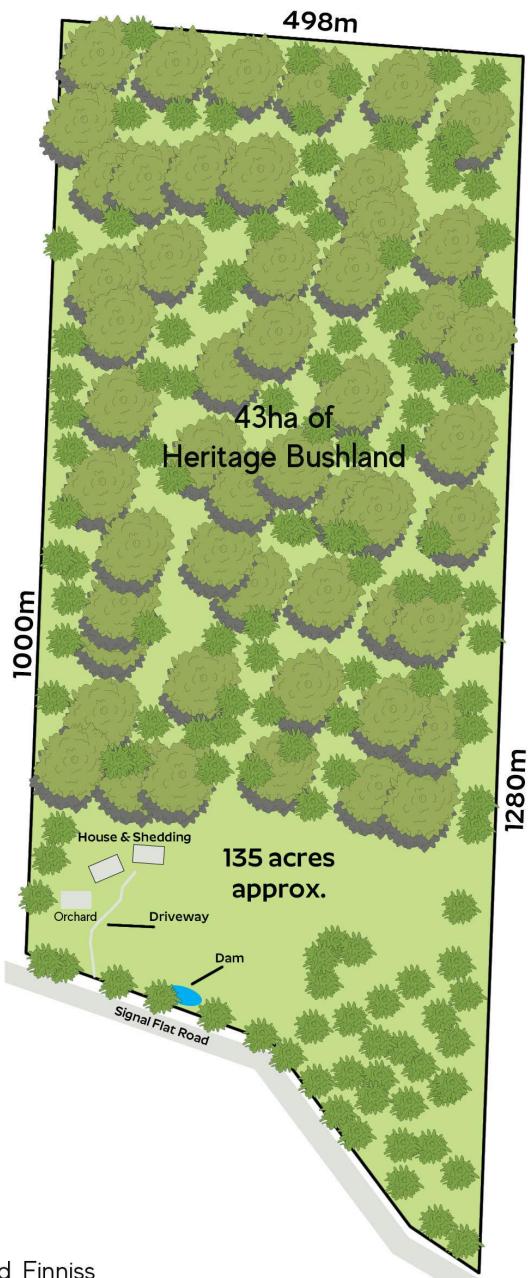
CELLAR



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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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