



## 12 & 12A Decres Bay Road, CEDUNA, SA 5690

### Ultimate Coastal Lifestyle & Investment Opportunity – House, Unit, Sheds & Space

Welcome to 12 & 12A Decres Bay Road, Ceduna – a truly rare offering where lifestyle, functionality and income potential combine on an impressive 3,155m<sup>2</sup> allotment. With a beautifully renovated family home, a fully self-contained two-bedroom unit, multiple sheds, extensive outdoor entertaining zones and exceptional water and power infrastructure, this property delivers it all – and more.

Whether you're searching for the ultimate family haven, space for a home-based business, room for the boat and caravan, or an opportunity to live in one residence and rent the other, this remarkable property offers flexibility without compromise.

Other features: Close to Schools, Window Treatments

- Land Area 3,185.00 square metres
- Building Area: 179.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 6
- Double garage
- Double carport
- Ensuite

**TYPE:** For Sale

**INTERNET ID:** 300P192881

#### SALE DETAILS

**\$750,000**

#### CONTACT DETAILS

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

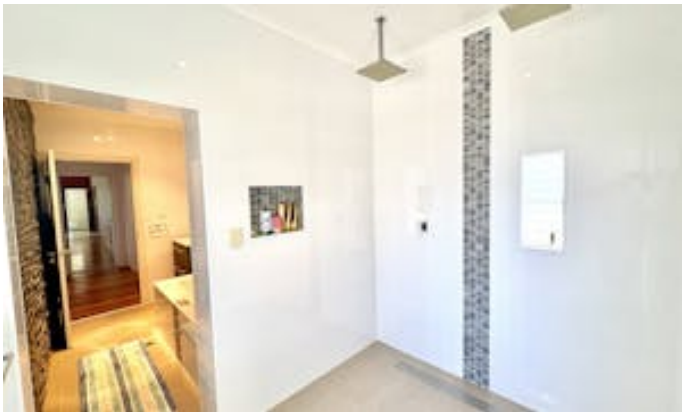
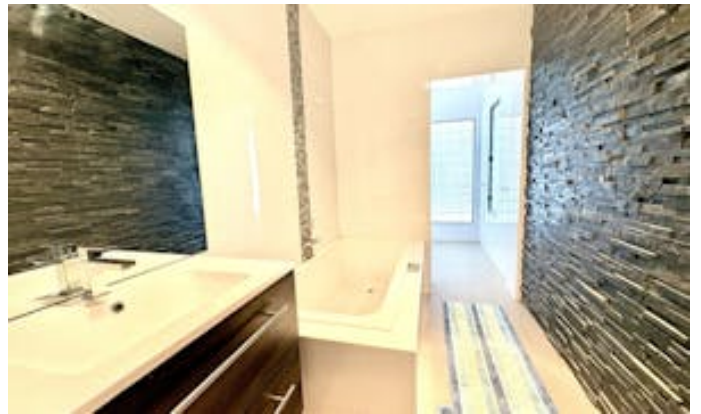
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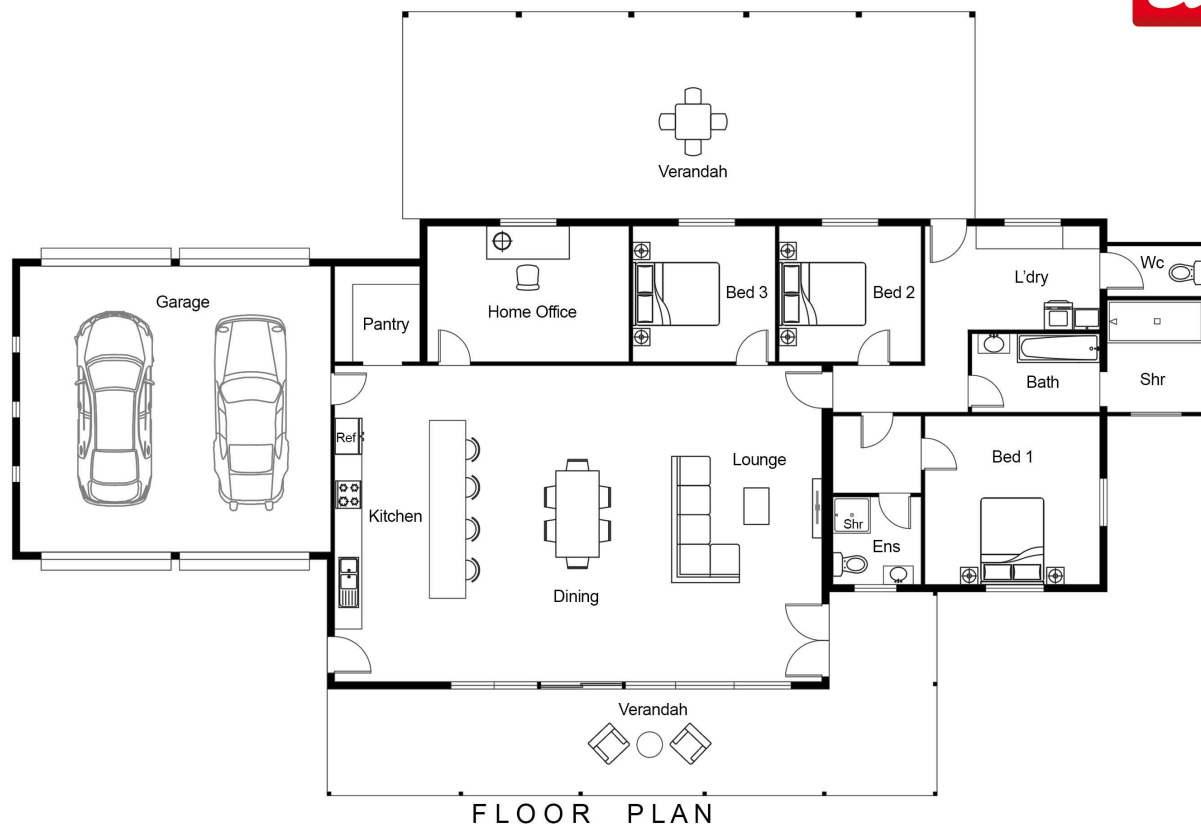












## FLOOR PLAN

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.

12 Decres Bay Road, Ceduna

