



49A Thiselton Way, DENIAL BAY, SA 5690

9.05 Hectares of Premium Oyster Leases – Denial Bay, Eyre Peninsula, SA

An exceptional opportunity exists to secure 9.05 hectares of established oyster leases in the pristine waters of Denial Bay, located just 12km west of Ceduna on the West Coast of the renowned Eyre Peninsula.

This highly regarded aquaculture region is celebrated for producing quality oysters from spat through to on-grower stage, with strong demand from finishing operations in Coffin Bay and Smoky Bay. Whether you are entering aquaculture for the first time, expanding an existing operation, or seeking a profitable seasonal diversification to complement land-based farming, this offering presents scale, infrastructure, and proven production capacity.

Proven Production & Income Potential

- Current output: Approximately 1 million oysters per annum
- Production cycle: Spat to 50mm+ on growers within 12 months
- Stock on hand: This figure will vary depending on stock quantities at settlement. Supported by an established client base.
- Upside potential: Capacity to expand beyond current twin-line production system

TYPE: For Sale

INTERNET ID: 300P193367

SALE DETAILS

\$400,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway
WUDINNA, SA
08 8680 3300
RLA: 62833

Elaine Seal

0428 400 210

The operation focuses on producing on-grower oysters - a consistent and sought-after size for established South Australian finishing farms. This provides reliable turnover and repeat buyer relationships.

Lease Details (Sold as a Whole)

Total Area: 9.05 hectares

Price: \$45,000 per hectare + GST

Total Lease Price: \$400,000 + GST (plus stock at settlement)

Leases Included:

- 5.75ha Lease AL00379, Licence FM00498
- 3.3ha Lease LA00513, Licence AQ00244

Annual Lease Fees (2024/25):

- AL00379 \$3,505 per annum
- LA00513 \$2,560 per annum

Note: Government lease fees have been withdrawn until 30 June 2026 (at the Ministerial discretion).

Extensive Equipment Package Available

A comprehensive range of equipment is available by negotiation, including:

- 2 100hp Case tractors
- 2 6m pro punts with 115hp Johnson outboards
- Elevators
- 6 stainless steel hoppers
- Oyster baskets (various sizes), spat trays, cages
- Basket cleaning machine
- Oyster grading machine
- Pumps, wire strainers, winches and sundry operational items

This provides an opportunity to acquire a near turn-key aquaculture enterprise.

Vendor Support

The vendors are offering up to 12 months advisory assistance (over a growing cycle) to ensure a smooth transition and continued operational success for the purchaser.

Optional Land Base 49A Thiselton Way, Denial Bay

An optional freehold land base is available to complement the leases:

Property Features:

- 18m x 12m shed
- Lined office/bedroom
- Kitchen facilities

- Bathroom with toilet and shower
- Excellent access to shallow, protected waters for easy vessel launching

Pricing Options:

- Purchase including Oyster Leases: \$600,000 + GST + Stock
- Rental option (with lease purchase): \$300 per week

Lifestyle & Business Opportunity

This is more than an aquaculture investment - it is a lifestyle opportunity in one of South Australia's most productive oyster-growing regions. The seasonal nature of operations offers flexibility, with the ability to:

- Operate as a profitable off-farm income stream
- Expand into a full-time aquaculture enterprise
- Scale production
- Diversify into direct sales

With established infrastructure, secure water tenure, existing client demand, and room to grow, this package represents outstanding value in a tightly held coastal region.

Contact Elaine for further information or to arrange an inspection for genuine buyers.

- Land Area 9.05 hectares
- Commercial Type:
- Building Area: 100.00 square metres
- Zoning: Aquacultural









