



## 37 Cowley Road, CLEVE, SA 5640

### Acreage Living on the Edge of Township

#### Space, Shedding & Lifestyle Convenience

37 Cowley Road is superbly positioned on the quiet outskirts of Cleve on South Australia's Eyre Peninsula. Set on approximately 4 hectares (10 acres), this property delivers the ideal combination of rural space and township convenience., with Cleve's main street, schools and sporting facilities only moments away, you can enjoy the freedom of acreage living without compromising everyday accessibility.

This well presented residence offers a practical and versatile layout suited to families, lifestyle seekers, or buyers wanting room to grow.

The timber frame home comprises:

- Three bedrooms, including a master bedroom with walk in robe for additional storage and organisation
- Adjoining kitchen and dining areas at the heart of the home, providing a functional and connected everyday living space
- Separate lounge room featuring fireplace and offering a dedicated setting for relaxation

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193451

#### SALE DETAILS

**Expression of Interest (USP)**

#### CONTACT DETAILS

**CLEVE / COWELL**  
31 Rudall Road & 14 Main Street  
CLEVE / COWELL, SA  
08 8621 7100  
RLA: 62833

**Nick Schumann**  
0428 383 833

or entertaining

- Purpose built office, ideal for working from home, managing household tasks, or for those studying
- Bathroom including shower, bath and vanity, complemented by a stand alone toilet for added convenience
- Multiple storage solutions throughout, ensuring everything has its place

A key highlight of the home is the enclosed garage, which has been converted into a spacious family room or enclosed outdoor entertaining area, offering year round usability.

At the rear of the property is a separate structure complete with its own laundry, toilet and shower-a highly practical addition for guests, outdoor work, or rural activities.

#### Added Improvements Include

- Double garage for vehicle storage
- Industrial style shed (approx. 9m wide) featuring two sections (15m & 9m lengths) with concrete flooring, 3 phase power connection, and large access doors suitable for vehicles, machinery or trucks
- Workshop area with 500kg gantry running the length of the workshop
- Horse stables
- Extensive water storage, including a Holding tank, 2 x 22,500L Bushman poly tanks plumbed to the house and 9,000L Team Poly tank for mains water storage and pressure system
- Solar system unit
- Quality boundary fencing, including electrified sections
- Garden shed

A beautifully established, predominantly irrigated garden surrounds the home, complemented by a generous lawned area ideal for family enjoyment. The property also features in-ground and raised vegetable gardens, a secure full fenced backyard and dedicated pet area with permanent shelter, accessible via the entertainment area.

Tailored for equestrian living, the property boasts simple undercover areas to ensure year-round comfort for horses, integrated with a generous hay shed for convenience and efficiency. Surrounding paddocks have been strategically designed to maximise flexibility, making it ideal for horse owners or those exploring agistment potential.

#### Lifestyle & Location

Cleve is renowned for its welcoming community, strong sporting culture and proud agricultural heritage. Living on the edge of the township provides the best of both worlds-open rural views, fresh country air and wide-open space-all while remaining only minutes from shops, school, medical services and local recreation facilities.

Whether you're seeking a family lifestyle property, a small-scale sustainability opportunity, or simply the peace of rural living with the convenience of town nearby, this acreage offers outstanding versatility, comfort and value.

Sale Method

Expression of Interest (Unless Sold Prior)

Offers Close 2pm Thursday 30th April 2026

37 Cowley Road offers unmatched potential, with the opportunity for future dwellings to capture breathtaking long-range views that stretch to the coastline. This property is one you simply must experience in person. Listings of this calibre don't come around often. Act quickly and arrange your inspection before it's gone.

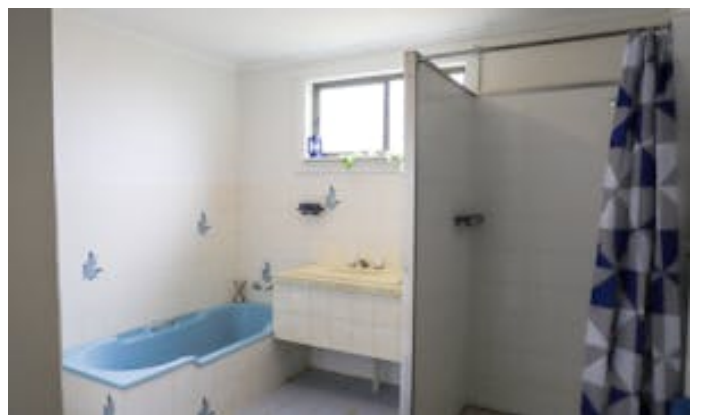
Contact Nick Schumann to book an inspection.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

Other features: 3 Phase Power, Area Views, Bush Retreat, Close to Schools, Close to Shops, Openable Windows

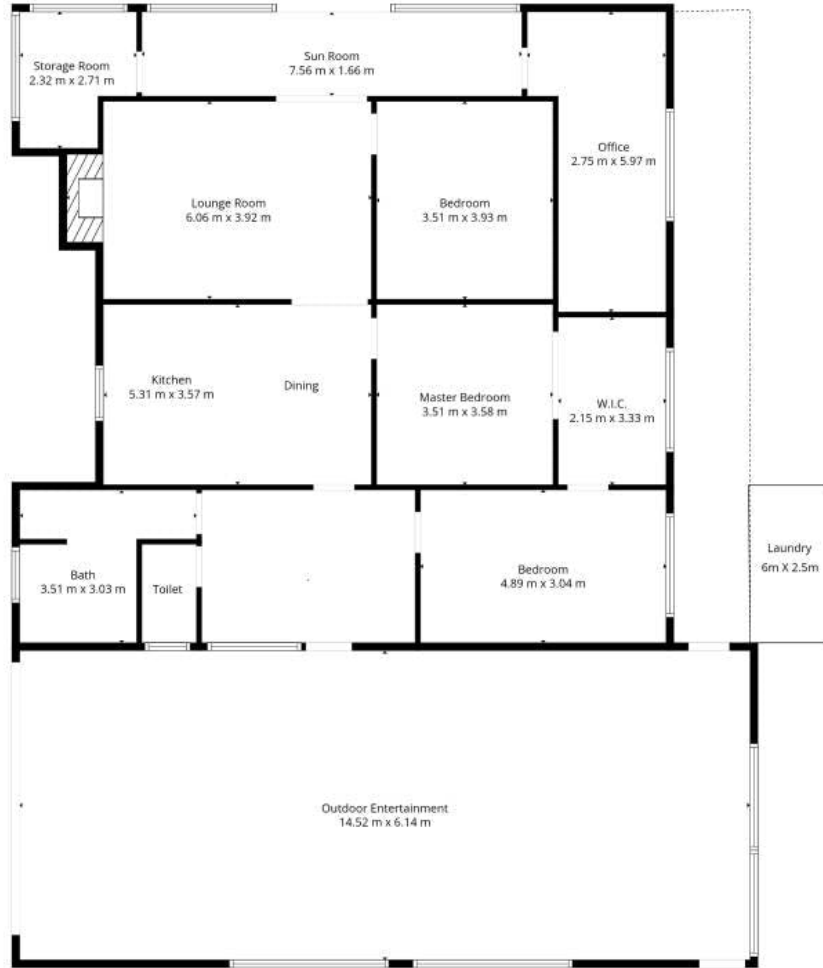
- Land Area 4 hectares
- Bedrooms: 3
- Bathrooms: 1
- Double garage











**TOTAL: 151 m2**  
1st floor: 151 m2  
EXCLUDED AREAS: OUTDOOR ENTERTAINMENT: 89 m2, WALLS: 14 m2

Accurate (approximate) Measurements Are Recorded With Digital Devices.

