



## 30 Barnes Street, POOCHERA, SA 5655

### Small Town Escape with Endless Potential on a Generous Corner Allotment

Welcome to a peaceful slice of country living in the quiet township of Poochera, nestled on the upper Eyre Peninsula just off Australia's iconic Eyre Highway. Perfectly positioned only a 30-40 minute drive from the larger hubs of Wudinna and the coastal charm of Streaky Bay, this property offers the ideal blend of seclusion and convenience—your very own rural retreat where life slows down and simplicity shines.

Set on a spacious 1,012m<sup>2</sup> corner allotment at 30 Barnes Street, this property enjoys a prime location at the intersection of Barnes and Kent Streets, leading directly to the local sporting complex. Whether you're seeking a laid-back lifestyle, an investment opportunity, or a renovation project with upside, this home is brimming with possibility.

Step inside the transportable three-bedroom residence via a short set of stairs into a comfortable lounge, complete with a near-new reverse cycle air conditioner for year-round comfort. Pine floorboards flow throughout much of the home, ready to be restored to their former warmth and charm.

The kitchen offers practicality with vinyl plank flooring, timber benchtops, a long stainless steel sink, ceiling fan, exhaust, and character-filled curtain-front cupboards. Adjacent is the laundry, featuring a painted concrete floor, plumbed dishwasher, and direct access to the enclosed rear verandah.

A central hallway with four-door built-in linen storage leads to three bedrooms—two

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:** 300P195268

**SALE DETAILS**

**\$120,000**

**CONTACT DETAILS**

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

equipped with ceiling fans. The tiled bathroom includes a corner shower, vanity, toilet, and dual heat lamps with integrated lighting and exhaust.

The wide enclosed rear verandah (approx. 2.5m) adds further living flexibility, complete with a wood combustion heater-perfect for cozy winter evenings-and access to the expansive backyard from three points.

Outside, the property continues to impress:

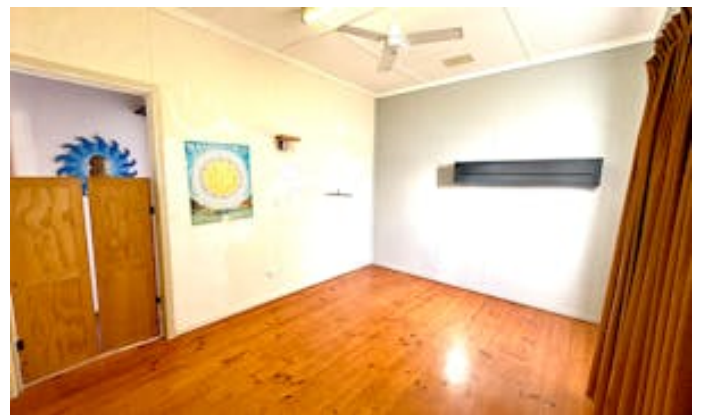
- Lawned area with a steel fire pit for outdoor gatherings
- 3m x 3m shelter shed within a fowl run
- Additional fenced section ideal for gardening or ducks, shaded by a mature pepper tree
- Rear yard double gate access
- Assortment of established fruit trees
- Two rainwater tanks
- Single galvanised garage with concrete floor, power, and lighting
- 18L generator (requires spark plug)
- TV and NBN satellite dish already installed
- 22 solar panels delivering approximately 5.1kW for energy efficiency

With its generous land size and flexible layout, this property offers ample scope to extend, renovate, or reimagine to suit your vision.

A visual walk-through video is available online, or contact Elaine today to arrange your private inspection. Properties at this price point and with this much potential don't stay on the market for long-act quickly to secure your country escape.

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards











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.

30 Barnes Street, Poochera