



31 Needles Road, CALOOTE, SA 5254

Build or Renovate - Rural Escape with Character, Space & Potential

Nestled in the peaceful rural community of Caloote, this charming lifestyle property offers approximately 1.14 hectares (2.8 acres) of opportunity, character, and country serenity. Surrounded by established native trees and natural rural beauty, this versatile allotment is perfect for those seeking a quieter way of life with endless possibilities to create something truly special.

The property is well equipped for machinery, vehicles, caravans, boats, or general storage, featuring two substantial open sheds. The larger machinery shed measures approximately 20m x 11m, while the second shed measures approximately 12m x 4.5m, both with practical dirt floors and plenty of room for equipment and workshop space. An old dairy also remains on the property, adding further storage options and rustic country charm.

Adding to the appeal is the original farmhouse, offering three bedrooms, lounge room, dining room, kitchen, bathroom, and laundry facilities, as well as a cellar, an orchard and raised vegetable beds. The home is very old and basic and would require significant renovation, however it presents an exciting opportunity for buyers who appreciate homes with character and history. With vision and hard work, the home could be restored into a charming country retreat, or alternatively the property provides ample space to build a new residence tailored to your lifestyle. The property is classed

TYPE: For Sale

INTERNET ID: 300P196700

SALE DETAILS

\$280,000 - \$300,000

CONTACT DETAILS

Murray Bridge

201A Adelaide Road

Murray Bridge, SA

08 8531 9200

RLA: 62833

Ali Bolt

0437 290 698

as vacant land, and if the old house is not used as a dwelling it can remain as a solid, secure lock-up, perfect for storage if you choose to build.

Currently there is no water or power connected to the property, although both services are located nearby should a purchaser wish to connect. The property also lends itself perfectly to an off-grid lifestyle for those looking to embrace independence and sustainable living. Good rainwater storage of over 140,000 litres is already in place, adding practicality and convenience to the rural setting.

Perfectly positioned for lovers of the outdoors, the property is only a short drive to the popular Caloote Landing where you can enjoy swimming, fishing, boating, or relaxed riverside picnics along the beautiful Murray River. The property also enjoys convenient access to both Murray Bridge and Mannum, providing an ideal balance between peaceful country living and nearby town conveniences.

Whether you are searching for a rural weekender, a renovation project full of character, an off-grid escape, or the perfect site to build your dream country home, this unique Caloote property offers space, privacy, and enormous potential in a truly picturesque setting.

For more information or for a FREE market appraisal of your property, please contact Ali Bolt on 0437 290 698.

CT - Volume 5734 Folio 820

Council - Mid Murray District Council

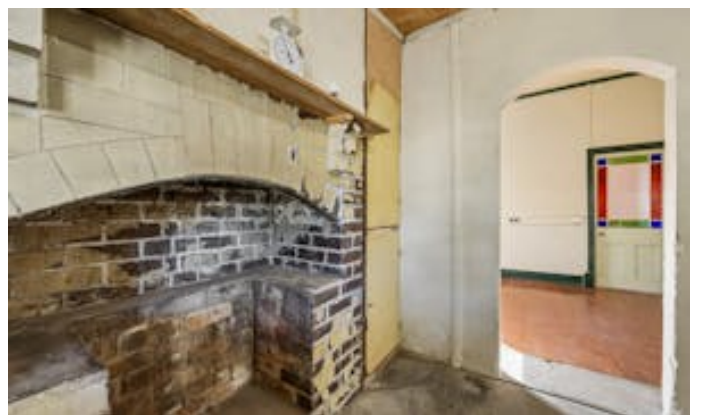
Council Rates - \$1,063.90

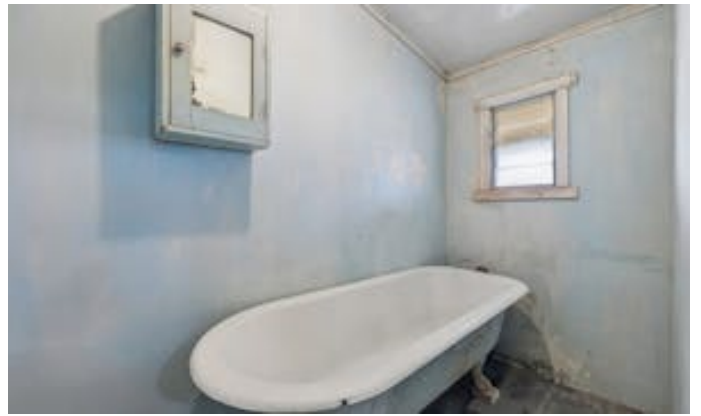
Zoning - Rural Settlement

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

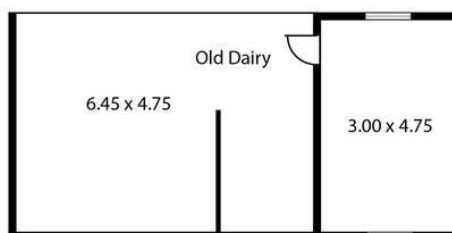
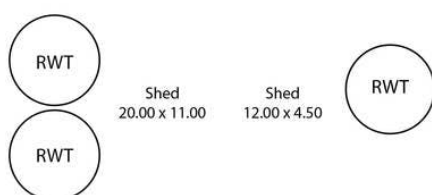
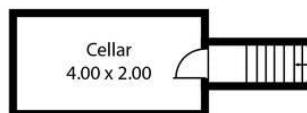
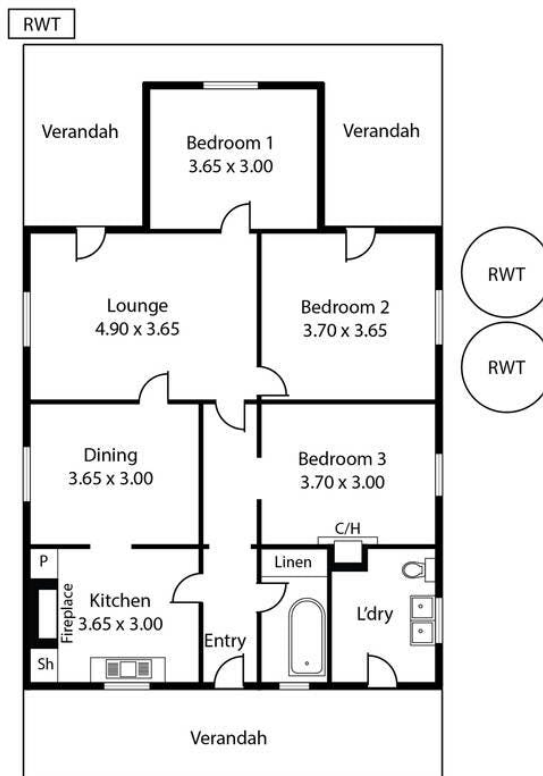
Elders Real Estate RLA62833

- Land Area 1.14 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 8





31 Needles Road,
CALOOTE



Living:	105.72 sqm
Verandah:	42.40 sqm
Cellar:	8.00 sqm
Sheds:	274.00 sqm
Old Dairy:	50.00 sqm
Total:	480.12 sqm

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
Produced by Open2view.com