



## Lot 4 Lincoln Highway, PORT NEILL, SA 5604

RURAL LIVING ALONGSIDE STUNNING COAST LINE

**36.53 hectares, 90.27 acres**

GREEN FIELDS & 180 DEGREE OCEAN VIEWS

Rare Coastal Acreage â## Unparalleled Rural Living Adjacent Stunning Coast Line

An extraordinarily rare offering on the Eyre Peninsula, this expansive approximately 100-acre coastal holding presents a once-in-a-generation opportunity to secure large-scale land with sweeping ocean frontage - an asset class that is becoming increasingly scarce.

Positioned just 10km from the charming seaside township of Port Neill and approximately 100km from the regional hub of Port Lincoln, this property delivers the ideal balance between seclusion and accessibility, making it highly desirable for both lifestyle buyers and strategic land investors.

Elevated Lifestyle with Panoramic Ocean Views

**TYPE:** For Sale

**INTERNET ID:** 300P196892

### CONTACT DETAILS

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

**Nick Schumann**  
0428 383 833

Set against a backdrop of uninterrupted natural beauty, the property captures breathtaking 180-degree ocean vistas - stretching from the Port Neill cliff tops in the south and continuing north along the pristine coastline. Whether enjoying a quiet evening by the fire or planning your future dream residence, the outlook is nothing short of spectacular.

A short stroll leads to what feels like your own private beach, showcasing long stretches of white sand and exceptional shoreline fishing - creating a coastal living experience that is both immersive and exclusive.

#### Infrastructure & Practical Improvements

Accessed directly off the Lincoln Highway, the property features well-constructed rubble roadways throughout, enabling seamless access for standard vehicles, boats, and caravans - enhancing both usability and long-term value.

Key improvements include:

- Quality shipping container in excellent condition
- Two substantial 6m x 12m iron enclosures, ideal for: Vehicle and machinery storage, Workshop functionality, or Entertaining and lifestyle use
- Approx. 50,000L of rainwater storage servicing the improvements
- Extensive boundary fencing in excellent condition
- Established internal firebreak tracks supporting ease of management and compliance

#### Ready-to-Build Coastal Homesite

A well-positioned, levelled rubble house pad is already in place - carefully sited to maximise elevation, privacy, and uninterrupted ocean views. Surrounded by natural greenery, this site offers a compelling blank canvas for a premium coastal residence or retreat.

#### Strategic Opportunity

Opportunities of this scale and coastal proximity are exceptionally limited on the Eyre Peninsula. The property presents multiple value-driven pathways:

- A private rural-coastal retreat
- A luxury lifestyle holding next to secluded beach
- Potential for eco-tourism, Airbnb, or off-grid caravan accommodation (STCC)

With increasing demand for rural lifestyle properties - particularly those offering coastal access and expansive landholding - this asset represents a highly compelling acquisition in a tightly held region.

Secure your position in one of South Australia's most sought-after coastal corridors.

Sale Method: Expression of Interest (Unless Sold Prior)

Offers Close â## Thursday 18 July 2pm

For further information or to arrange a private inspection, contact:

Nick Schumann â## 0428 383 833

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

- Land Area 36.53 hectares



