



48336 Eyre Highway, CEDUNA, SA 5690

Rural Lifestyle Retreat on 9.88 Acres – Spacious Home, Extensive Shedding & Outstanding Infrastructure

4.00 hectares, 9.88 acres

Positioned on approximately 4 hectares (9.88 acres) and located just 18 kilometres from the thriving coastal township of Ceduna, this impressive rural lifestyle property offers the perfect balance of space, privacy and convenience. Situated on the iconic Eyre Highway en route to Western Australia, the property is easily recognised by the nearby historic Anglican Church that marks the turn-off.

Set well back from the highway via a long driveway, the home enjoys a peaceful setting with ample separation from passing traffic. Offering an extensive range of improvements, this is an exceptional opportunity for those seeking a country lifestyle with outstanding shedding, storage and workshop facilities.

Property Features

- 6m x 4m car shed
- 5m x 13m workshop shed with roller door, concrete floor, power, inspection pit, workbench and louvred windows for excellent ventilation and natural light

TYPE: For Sale

INTERNET ID: 300P197545

SALE DETAILS

\$495,000 - \$525,000

CONTACT DETAILS

WUDINNA

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WUDINNA, SA

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Elaine Seal

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- Massive 18m x 12m x 5m implement shed with adjoining 9m x 15m open extension
- Four 22,500-litre rainwater tanks
- 7m x 7m elevated storage barn with timber flooring
- 24 solar panels helping to minimise electricity costs
- Established and attractive front gardens featuring stone pathways, graveled surrounds, hardy plants and a charming timber wagon that creates a welcoming first impression

Character Stone Home

The solid stone residence combines timeless character with practical family living. A beautiful timber front door with leadlight inserts opens into a generous foyer that provides access to most areas of the home.

The home offers three bedrooms, including two spacious front bedrooms. One features an open fireplace, while the other incorporates a built-in desk and counter space. This room also connects to a formal lounge complete with carpeting, reverse-cycle air conditioning and a stylish feature light fitting.

Tiled flooring flows throughout the majority of the home, with carpets in the lounge and two bedrooms adding warmth and comfort.

At the heart of the home is the spacious kitchen and dining area, where a large combustion heater efficiently warms the entire residence during the cooler months. The kitchen offers ample bench space and storage, beautiful Jarrah timber benchtops, an island preparation bench, stainless steel sink, dishwasher and an electric oven/grill positioned within the original fireplace. Skylights provide an abundance of natural light, enhancing the welcoming atmosphere.

The rear section of the home includes an L-shaped third bedroom, combined bathroom and laundry facilities, a separate toilet, and a spacious rear porch area with room for additional refrigeration and storage. The bathroom is fitted with a corner glass shower alcove, hand basin, linen storage and quality fixtures throughout.

Exceptional Outdoor Living

Running the full length of the home is an enclosed A-frame pergola and entertainment area that offers outstanding versatility. Featuring concrete flooring, lighting, shade-cloth screening, two electronic roller doors and separate pedestrian access, this space functions equally well as an entertainment area, additional outdoor living space or secure vehicle accommodation. This large pergola provides the ideal setting for family gatherings, entertaining guests or simply enjoying the peaceful rural surroundings.

Outside, the fenced house yard includes vegetable garden beds, established planting areas, gravelled and paved walkways, and secure side access.

A Rare Lifestyle Opportunity

Properties offering this combination of acreage, character, infrastructure and proximity to Ceduna are highly sought after and seldom become available. Whether you're seeking space for machinery, hobbies, business pursuits or simply room to enjoy country living, this versatile property delivers it all.

Contact Elaine today to arrange an inspection, request a Letter of Offer form, or obtain further information on this outstanding rural lifestyle property.

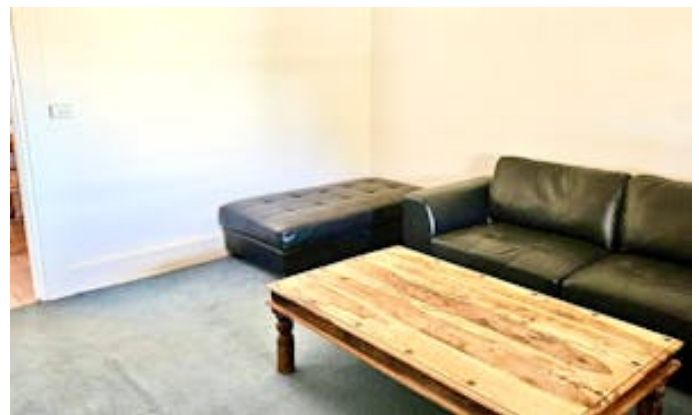
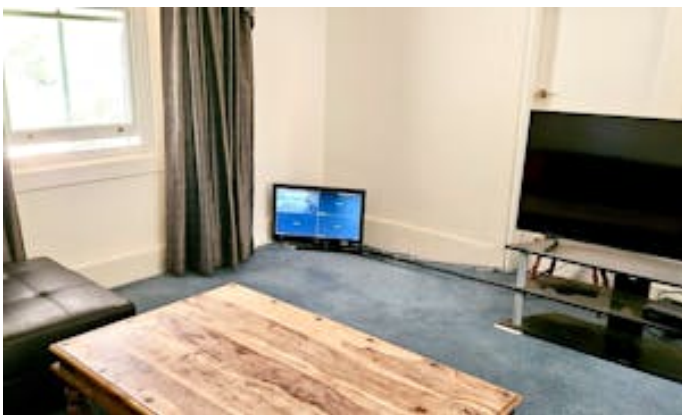
This version is written in a professional real estate style, highlighting lifestyle benefits while presenting the property's features in a clear, buyer-focused format.

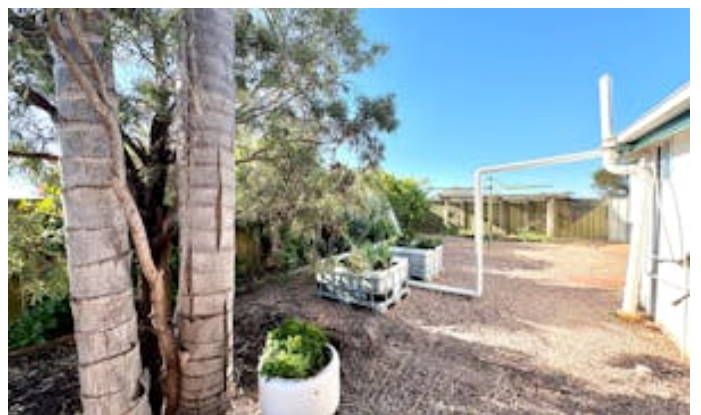
- Land Area 4 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

| | |
|------------------|----------|
| Bedrooms | 3 |
| Bathrooms | 1 |









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.

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