



358 Denial Bay Road, CEDUNA, SA 5690

Bay Views, Big Skies & 23 Acres of Lifestyle Living

If you've been dreaming of extra space for horses, sheep, cattle or simply room to enjoy a peaceful rural lifestyle, this exceptional 23.33-acre (9.44ha) property offers the perfect balance of country living and town convenience. Situated just 3.5 kilometres from Ceduna along Denial Bay Road, this well-equipped lifestyle property boasts stunning bay views, magnificent sunsets and an abundance of infrastructure for both hobby farming and comfortable family living.

The property is divided into two well-fenced front paddocks, featuring approximately 6-foot-high fencing suitable for a variety of livestock. A gravel driveway separates the paddocks and leads to the home and impressive shedding. Mains water services the property, supplemented by several rainwater tanks, ensuring ample water supply for the home, gardens and livestock.

The transportable home has been enhanced with a generous 3-metre-wide side verandah and a substantial 2.5-metre timber front deck, providing the perfect vantage point to soak in sweeping water views across the bay and enjoy Ceduna's spectacular sunsets. The weatherboard exterior blends comfortably into the rural surrounds, while inside the home offers practical family living with generous living areas and modern comforts.

A later extension has significantly increased the home's living space, incorporating a large tiled family room with extensive shelving, along with an enclosed entertainment

TYPE: For Sale

INTERNET ID: 300P198892

SALE DETAILS

\$495,000-\$525,000

CONTACT DETAILS

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area featuring a combination of solid walls and shade cloth to capture cooling breezes while providing shelter from the elements. An outdoor kitchen and barbecue area make entertaining family and friends a pleasure year-round.

At the heart of the home is the combined kitchen and dining area, separated by a convenient servery bench. The kitchen features an electric wall oven with grill, ceramic cooktop, rangehood, corner pantry and single sink. Opposite, the lounge room enjoys large windows framing picturesque paddock and water views, complemented by reverse-cycle air conditioning for year-round comfort.

Accommodation comprises three bedrooms, all fitted with ceiling fans, while two bedrooms feature built-in robes and the main bedroom includes reverse-cycle air conditioning. The bathroom offers a functional layout with shower, vanity, wall mirror, heat lamps and exhaust fan. The laundry includes built-in storage, wash trough and direct external access.

Outside, the improvements continue with a substantial 12m x 4m high-clearance carport, ideal for caravans, campers, boats or trucks. Travelling guests are well catered for with a separate bathroom unit containing a shower, vanity and toilet.

Energy efficiency is enhanced with a 2.5kW solar system and solar hot water service. The established grounds include an extensive orchard with a variety of fruit trees and productive quandong trees protected by fencing and shade structures. Attractive low-maintenance landscaping and gravel surrounds complement the home's rural setting without compromising the magnificent water outlook.

A standout feature is the enormous 20m x 9m galvanised shed with concrete flooring, power, lighting and high-clearance access via large sliding doors. The shed includes a fully equipped workshop area with benches, shelving and tools that may be included in the sale. Additional infrastructure includes a 3m x 3m garden shed, vegetable gardens, protected fruit trees, an open-sided lean-to, enclosed storage area and poultry run.

Beyond the main improvements lies an additional larger paddock extending through to the railway line boundary, providing even more flexibility for livestock, horses, or future pursuits.

Properties offering this level of space, infrastructure and lifestyle appeal so close to town are becoming increasingly difficult to find. With stunning water views, breathtaking sunsets, extensive shedding and ample room for animals and hobbies alike, this is a property that truly offers endless possibilities.

A visual video presentation is available online for viewing. Contact the Agent today for further information or to arrange a private inspection.

Other features: Ocean Views, Water Views

- Land Area 9.44 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 10
- 3 car garage
- Single carport
- Ensuite









