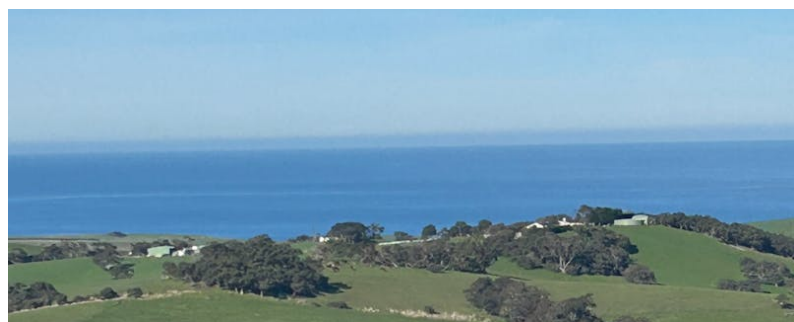
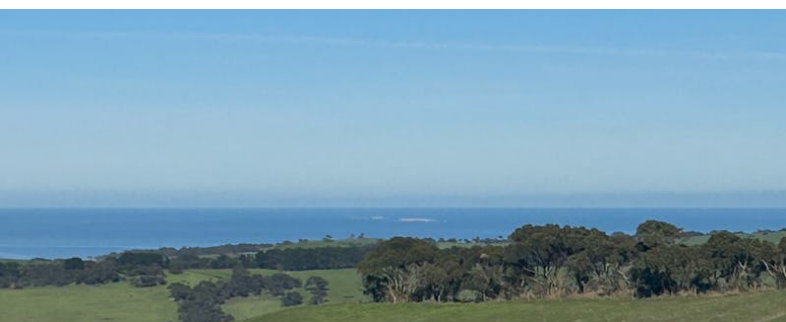




56 Mount Scrub Road, WILLOW CREEK, SA 5211

Kulaganga - A Rare Fleurieu Peninsula Landholding

182.92 hectares, 451.99 acres

Kulaganga is a rare offering in the heart of the lower Fleurieu Peninsula, where productive grazing country meets striking natural beauty and an increasingly rare sense of space, freedom and escape.

Spanning 182.9 hectares (451.96 acres) between Waitpinga and Parawa, the property commands breathtaking views across the Southern Ocean to The Pages Islands and Kangaroo Island. Rolling hills, sheltered valleys, meandering creek lines and pockets of native bushland combine to create a landscape of exceptional diversity, privacy and appeal.

Located within the picturesque Willow Creek district, the property enjoys proximity to significant areas of remnant native vegetation including Messmate Stringybark and Pink Gum woodlands, native heath, banksias, sheoaks and wattles. The area is also renowned for its abundant birdlife, with fairy-wrens, honeyeaters, spinebills, rosellas and numerous other native species contributing to the region's natural character.

TYPE: For Sale

INTERNET ID: 300P199550

SALE DETAILS

**Highest & Best Offer by
25/8 (USP) Guide: High
\$2m**

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Philip Keen
0438 308 650

Located within a highly regarded grazing district, Kulaganga benefits from reliable winter-dominant rainfall, productive pasture country, extensive water resources and practical livestock infrastructure, delivering genuine agricultural capability alongside outstanding lifestyle credentials.

There is a distinct sense of wildness to Kulaganga, an increasingly rare quality where scale, elevation and outlook combine to create a powerful connection to the landscape. Whether viewed as a productive farming asset, a lifestyle retreat or a long-term landholding, the property offers a remarkable balance of utility and natural character.

A three-bedroom residence occupies an elevated position overlooking the property and provides an opportunity to renovate or reimagine a home befitting one of the Fleurieu Peninsula's most spectacular rural settings.

Despite its peaceful seclusion, Victor Harbor is only 15 minutes away, providing convenient access to schools, services, shopping and coastal amenities.

Opportunities of this calibre, combining productive grazing land, extensive native vegetation, extraordinary coastal views and a tightly held Fleurieu Peninsula location - are increasingly rare.

For Sale by Highest and Best Offer

Closing Tuesday 25 August 2026 at 11:00am

(Unless Sold Prior)

Buyer Guide: High \$2m Range

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. RLA 62833

- Land Area 182.91791 hectares

