



## 464 Waitpinga Road, WAITPINGA, SA 5211

Lifestyle with income!

**33.80 hectares, 83.52 acres**

33.80ha (approx. 83.5 acres) of gently undulating land with stunning rural views on the outskirts of one of South Australia's quickest-growing cities, Victor Harbor.

Potential buyers should consult your accountant or financial advisor and run this property in your SMSF, like the present owners and capitalise on the tax savings and income streams.

This is a blank canvas on Victor Harbors' doorstep and is the perfect opportunity to create your dream lifestyle property, run cattle or look into farm stay cabins and tourism on the Fleurieu.

You will love this property because:

- nearly 100% of the land is arable,
- there is bitumen road frontage at either end (Waitpinga Rd and Range Rd)

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P22478

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Roger Smith**  
0407 261 685

- three dams and a three-phase equipped bore which provides an excellent stock and domestic water supply
- there is also an opportunity to purchase a 59.9 Meg water license (sold separately)
- there are 10 well-fenced paddocks with stock water in each (troughs or dam) and a raceway for easy stock movement
- Good quality soil that varies from a sandy loam over clay to heavy fertile biscay soils along the flats at the Waitpinga Road frontage.

Acreage blocks this close to an expanding city can only prove to be a good investment.

A masterpiece awaiting your personal touch.

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. RLA62833

- Land Area 33.8 hectares



