



## 64 Sultana Point Road, EDITHBURGH, SA 5583

### Private Coastal Retreat with Development Opportunities

This coastal property offers an exceptional lifestyle opportunity, combining privacy, comfort, and a well presented and maintained family home in a highly sought after location. Solar panels, battery, rain water tanks + mains water enhance the eco friendly existence. The 3 paddocks provide ample space for grazing livestock or horses, supported by extensive shedding and infrastructure ideal for the hobby farmer. A tree lined reserve along the side and rear boundaries enhances the sense of seclusion, while views toward Troubridge Island and the Adelaide/Fleurieu Hills add to the appeal.

The property also presents a valuable residential subdivision development opportunity (STC), with sealed road frontage to Sultana Point Road and access road to the rear via Lehmann Road.

The land comprises approximately 6.273 hectares (15.5 acres) with a 186.48 metre seaside frontage.

Other features: Area Views, High Clearance, Kitchenette, Ocean Views, Roller Door Access, Water Front, Water Views

- Land Area 15.5 acres
- Bedrooms: 6
- Bathrooms: 2

**TYPE:** For Sale

**INTERNET ID:** 61P1403

**SALE DETAILS**

[Expression Of Interest](#)

**CONTACT DETAILS**

**Elders Real Estate Yorke Peninsula**

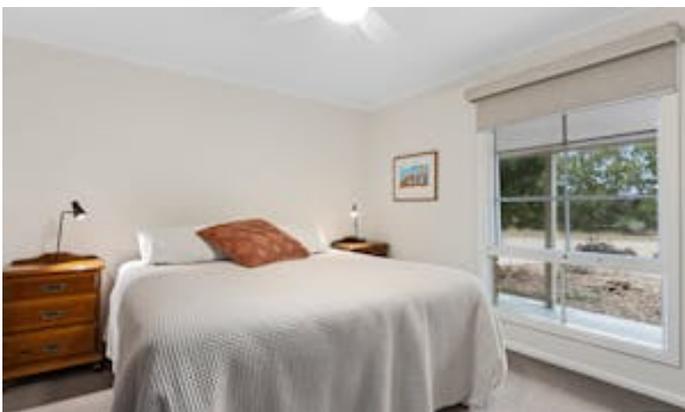
The Grainstore, 5 Main Street

Port Vincent, SA  
08 8853 7018

**Len Easther**  
0418 373 620

- Car Parks: 4
- 4 car garage

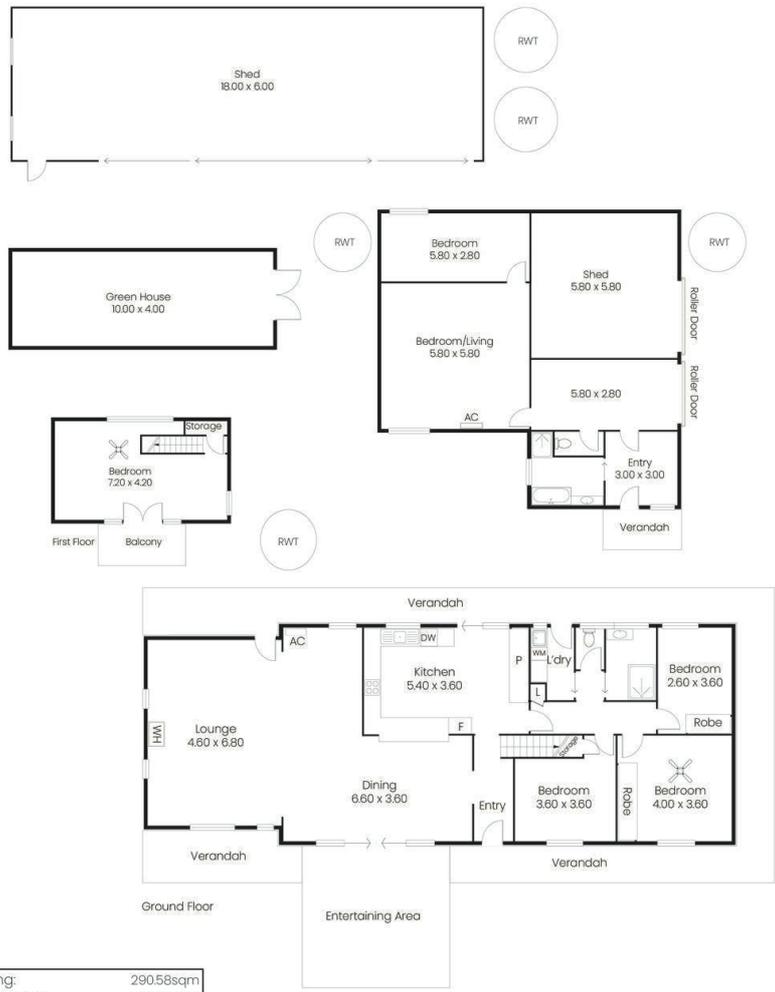








64 Sultana Point Road,  
EDITHBURGH



Living:	290.58sqm
Verandah:	65.28sqm
Balcony:	6.48sqm
Entertaining:	25.00sqm
Shed:	108.00sqm
Green House:	40.00sqm
Total:	535.34 sqm

This drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.  
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