

**125 Lomandra Road, Tailem Bend, SA 5260**

**Raine&Horne.**

**Lifestyle For Sale**

Friday, 31 May 2024

125 Lomandra Road, Tailem Bend, SA 5260

Type: Lifestyle



Paul Clifford

0885363830

## Best Offers

The wider your vision here, the better - explore and enhance a 364.5-acre landholding across 2 titles with the power, shed pads, some plumbing and potential to realise your wildest entrepreneurial dreams, a gear change from The Bend Motorsport Park. Broaden your thinking to the River Murray, the Coorong and beyond - just minutes from both the Dukes and Mallee Highways, the land also balances rural seclusion with natural wonders and Murray Bridge accessibility. In addition to plumbing and power, there is a man-made well on site, plus extensive - yet unfinished - shedding infrastructure, setting the primary foundations for your grandest plans. Whether it be a rural retreat, caravan or unique accommodation facilities, even a quarry or a semi agricultural enterprise, you'll have the space and scope to diversify (STCC). The wider Elwomple area and surrounds supports dairy, cropping, fodder, wool, and commercial fishing, which suggests the potential here is as vast as this acreage. Roughly an hour away, the Coorong region is a national treasure, recognised world-wide for its rare flora, endangered wildlife, and migrating water birds from across the globe. Perhaps you'll capitalise on the camping, kayaking, and four-wheel drive adventurer traffic - those visiting the Coorong, Wellington, and Murray River attractions - by responding in whatever biological, recreational, or hospitality capacity you have. With versatility, vision and position, tap out of town for wide-lens rural potential. Location: 2kms to The Bend Motorsport Park, 11kms to Tailem Bend & the River Murray, 20kms to Wellington, 30kms to Murray Bridge, 100kms to the Tollgate & 112kms to Adelaide International Airport (all approx.) Improvements: Expansive yet incomplete shedding infrastructure Shed pads in place Single-phase power & plumbing on site A man-made well (water quality unknown) Title information & land details: C.T. 6094/779 Section: 413 Land area: 72ha (178acs) C.T. 6094/780 Section: 422 Land area: 75.5ha (186.5acs) Total land area: 147.5ha (364.5acs) Zone: Rural Council area: Coorong District Council Council rates : \$1,305.70 per annum approx. Paul Clifford R&H Rural SA 0427 796 144 All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.