

**566 Pelican Point Road, Blackfellows Caves, SA 5291**



**House For Sale**

Thursday, 4 January 2024

566 Pelican Point Road, Blackfellows Caves, SA 5291

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2023 m2**

**Type: House**



Peter Dempsey  
0418854393

## **.Expressions of Interest**

This is a once in a generation opportunity to purchase this amazing and unique coastal home. Perched on a private outlet looking over the Southern Ocean, this property creates its own environment with the best fishing grounds and secluded beach at your doorstep. Located on the Limestone Coast and a short 20-minute drive from the beautiful City of Mount Gambier, giving the new owner the luxury of all the amenities of South Australia's 2nd largest city. Surrounded by some of the best fishing grounds, with reefs only a stone throws away, you can grab a famous Southern Rock Lobster or a variety of the best eating line fish. The home sits on a spacious 2,023 sq/m allotment with 180 Degree view of the coastline. The home was built with quality and strength in mind, with double stone and brick walls, tiled roofing and window awnings that can be used to protect the home from the elements. Open kitchen meals family area has panoramic views to the bay, the local fishing boats, and boat ramp. This area is complemented by classy blackwood kitchen with marble bench tops, modern stainless-steel appliances and walk in pantry. All three bedrooms have views of the ocean with the main bedroom being spacious and includes walk in robe and ensuite. Both the main bathroom and ensuite have floor to ceiling tiling and top of the range finishes. An enclosed alfresco area makes a great spot to relax, fully enclosed to use all year round. A huge decking at the front of the home is just the perfect spot to entertain family and friends on those hot summer days. Central ducted gas heating keeps the entire home the right temperature through those winter months. There is single garage under the main roof with inside access, plus high clearance double garage with storage loft, ideal for the caravan or the fishing boat. Another double garage and workshop and cray cooking room give all the shedding a handyman/ fisherman could want. Three large rainwater tanks holding a approximate total of 66,000 litres of rainwater, keeps the house in supply all year round, plus a submersible pump and bore keeps the grounds green throughout the summer months. 18 Solar panels and built in generator, keeps with electricity on if the worst happens. Only an inspection will reveal the treasures of living on such a rare piece of Australia's coast. RLA 269823