

# 32 Government Road (Spilsby Island), Port Lincoln, SA 5606

FIR

## House For Sale

Monday, 8 July 2024

32 Government Road (Spilsby Island), Port Lincoln, SA 5606

Bedrooms: 2

Bathrooms: 1

Area: 4000 m2

Type: House



Andrew Milne



Kurt daSilva  
0430601612

## \$450,000 to \$470,000

This amazing property on Spilsby Island has just come on the market, what an opportunity, to buy a slice of paradise. Nestled on the north side of the Island, with uninterrupted views, is this dream home. Looking out to the sea and the Sir Joseph Banks group of islands (15). Built on a 4000 m<sup>2</sup> block. The land is on the high-side of the road and is only 200 meters from the beach. It is a walk-in walk out sale, which includes all furniture, vehicle and boat. This is a once in a lifetime opportunity, don't miss out on this property. It has an interesting and unusual layout, with the extensive use of glass and skylights for light and stunning views. The internal timber deck floor, which flows seamlessly outside, when the bifold door are open brings the outside in sitting watching the sunset and sunrise. The house has a simple, open plan layout, 15m x 10m. It's is a two-bedroom, open plan kitchen, living area. Combined laundry, bathroom and toilet (tiled). Garage is under the main roof, granite floor, and roller door, also storage and utility areas. The house is completely self-reliant, and suits both long and short visitations. It has a large septic system. It sits on a cleared block, with a gentle slope down to the north, and has easy vehicle access. The Island has abundant wildlife, including a lot of bird life. Watch and hear, Fairy penguins, Osprey, and Geese. The Island has no snakes. Great place for fishing, walking and Island life. The Island is approximately 1000 acres, 20 NM from Port Lincoln, with an 8.5 km circumference. The island has its own airstrip or you can access it by boat. Property information. House Specifics. The house is dual wired with a generator circuit and battery/solar/inverter circuits. You can use either or both. The Generator is lister diesel (single) 5KVA (efficient) Solar ☑- 2 panels ☑- 24 Volt 205 Amp/n Batteries (5KW) ☑- 2 KW inverter and battery charger ☑- 12-volt supply/USB/security Rainwater 50,000 litres - 4 tanks Solar hot water with electric boost Electric Transfer pump/fire plus hose Back up 12-volt transfer 12-volt pressure boost pump Timber decking inside and outside, North East end of the house Granite external paths External wash trough and a Hills Hoist clothes line Pot Belly stove/heater on concrete/granite hearth Marine timber floors All doors lockable Screen doors/windows (some) Shade cloth to cover outside decking Marine VHF radio plus external antenna TV Aerial Mobile coverage best is Telstra Chest Freezer, drinks fridge and fridge/freezer Gas Stove and front-loading washing machine Blinds and Curtains Beds/ linen / crockery, cutlery /shelving, tables and chairs /TV and BBQ. Toyota specifics. 12000 lbs near new winch Rusty/Trust Diesel HJ47RVR runs well 4WD near new batteries (dual wired) six-foot extendable tow bar Spare tyres Tarp cover Massey Ferguson tractor 65 (never in sea). Three-point linkage Slasher PTO driven Extendable towbar Good Tyres New Starter motor + cables and ignition Injector pump o/hauled Four new injectors New battery New exhaust/air cleaner Generator/regulator works and new AMP meter Aluminium Boat Older heavy gauge Trailer and spare wheel Low hour marina 15 HP with cover 2x fuel tanks All safety gear Old mercury 15hp still goes 2x cray pots Trailer 6x4 Garage workshop Granite floor, roller door and heavy-duty steel bench and vice Battery/inverter/controller system Battery charger (h/duty) 24V /12 volt Power cord long Shelving with various timbers, tools and fittings Generator shed 5 KVA single Lister generator Concrete floor/ secure 2 door Oils/filters Ladders/tools/bench 2x wheelbarrows and water fittings Consumables Approx. 500 litres diesel and 300 litres of ULP 5x8.5 kg gas bottles 4x 200l h/duty steel drums Various PVC water pipes/sizes /lengths Shared ownership 1/41st Homestead bunkhouse Generator system/solar system/ batteries 2x tractor/implements and shedding Suzuki 4wd Large concrete water tank and other tanks Airstrip Please call Andrew on 0416 165 545, Future Realty SA, RLA 323567. Buy a slice of paradise.