

# 341 Devon Road, Lower Light, SA 5501

## House For Sale

Wednesday, 10 July 2024

341 Devon Road, Lower Light, SA 5501

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 30 m2

Type: House



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## EOI - Expressions of Interest

Located approx. 4km from the Port Wakefield Highway and 10km North West of Two Wells, this property opens up some opportunities. Comprising a total of 75 acres or 30.35 hectares is this property that has 2 residences plus shedding and a shearing shed. The 75 acres has approx. 53 acres arable with balance of 22 acres being used for the improvements including 2 houses, shedding and non arable land. The residences being used currently are: Main Residence - 3 bedrooms - main access into the main bathroom- Large lounge at the front of house with s/c heater- Dining area- Updated kitchen with dishwasher- Second bathroom area- Second family room- Great outdoor entertaining area- House has had the benefit of some renovations to it to date- Currently tenanted until 1st July 2027 at the rate of \$300.00 per week with CPI increases each year. Second Residence - 3 bedrooms- Lounge area- Kitchen meals area- Undercover area at the rear of the house- Currently rented on a periodic lease of \$1,000 per month which includes power usage. The other improvements on the property include machinery shedding, a basic shearing shed with some other smaller shedding also. It is currently share farmed for 2024 with the arable part not available until the completion of the cropping program. The zoning of the property is Rural Horticulture. With its versatility and accessibility to markets like Dublin or Pooraka it may create opportunities to utilise the land and benefit from the proximity to these markets. Inspection will be by appointment but with a range of options available its one that won't take long. For sale by EOI - Expressions of Interest closing 1:00pm Friday August 9th 2024 - USP unless sold prior. All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.