

# Lot/12 Government Road, Spilsby Island, Port Lincoln, SA 5606

REAL ESTATE

## House For Sale

Tuesday, 2 July 2024

Lot/12 Government Road, Spilsby Island, Port Lincoln, SA 5606

Bedrooms: 4

Bathrooms: 3

Parkings: 10

Area: 4220 m2

Type: House



Melanie Simmonds

## Best Offer By 31st July 2024

It is with absolute pleasure that we present this very special, unequalled and once in a lifetime opportunity to have your very own share of a secluded island. You only have to look at the photos to see the undeniable uniqueness that this property presents. But how do you describe a feeling? It is the way this property makes you feel that truly makes it a rare offering.

**The Location** Spilsby Island is part of the beautiful Sir Joseph Banks Group (Islands). It is approximately 1000 acres in size and is the only privately owned island in the group, with the other islands declared Conservation Park. It is located in Spencer Gulf and off the coast from Port Lincoln. It is surrounded by pristine clear waters and boasts white sandy beaches, rugged coastlines, beach fishing and an array of native fauna and flora. There are no permanent residents...yet.

**Getting There** Spilsby Island is easily accessed either by plane, as it has its own airstrip, or by boat from Port Lincoln. So you can either go on your own steam or chartering a plane is simple and affordable. The view on the flight over is incredible and the short journey there just adds to the experience - after all isn't life a journey not a destination?

**The Land** The allotment consists of over an acre of land (4220m<sup>2</sup>). It faces a North Westerly direction and provides uninterrupted panoramic views of the group of Islands. It has 2 road frontages so only one neighbouring block.

**The Home** Built in 2010, the substantial brick home has been architecturally designed to not only take advantage of the magnificent ocean views but to be big enough to cater for your large family or any guests that you choose to share your piece of paradise with. It features 4 bedrooms & 2 bathrooms and the central kitchen is at the heart of this amazing home. There is a combustion fire for added warmth in winter, feature wall, split level living, raked ceilings, exposed beams, parquet floor and so much more.

**The Sheds** There are 2 large sheds (15 x 6m & 18.5 x 9m) which provide loads of storage for your cars, boats & other vehicles. One of the sheds has a separate store room, bathroom and combined laundry. There is an additional shed to store solar batteries and generator - yes it is off grid!

**The Extras** This property has all the modern conveniences but is totally off grid & self sustainable in regard to utilities. The 6.8 kW solar system has got you covered in regard to energy and there is even a back up generator to charge the batteries if required. There are 91,000 gallons of rainwater storage so you would be hard pressed to run out of water.

The owner is also willing to include a 4WD, boat & tractor, many tools too numerous to mention and all household furniture & items that are present in the home. Being a landowner on the island, will also give you a share in a large portion of the remainder of the island which includes the airstrip & historic homestead and associated dwellings. There are no council rates to worry about either!

**Why is it so special?** If the thought of having absolute peace and quiet either for a holiday or a lifetime sounds like heaven, this haven is meant for you! If you don't want to deal with people on a regular basis or you love being at one with nature, you won't be disappointed. If living completely off grid and escaping the rat race permanently sounds like your cup of tea, please boil the kettle! If you are seeking that wonderful holiday home to spend quality time with your family & friends making memories & being present - look no further.

The construction of a property like this today, given the added challenge of needing to get building materials to an island, would come at an astronomical cost & would be a logistical challenge that could take many months to complete - possibly years. It has all been done for you - arrive and relax. A picture tells a thousand words but how do you put a value on something that will likely never be replicated? It's nearly impossible - so we will leave that up to you!

Our Vendor is seeking your Best Offer By Wednesday July 31st 2024. (Unless Sold Prior). Inspection is strictly by appointment only. Robin Hood Real Estate RLA 274962