

**12 Ellisons Road, Fox, SA, 5272**



**Land For Sale**

Friday, 30 August 2024

12 Ellisons Road, Fox, SA, 5272

Type: Land

## Lifestyle Opportunity Serenity

Whether you envision a niche farming venture, a private estate, or a tourism operation, this property is a blank canvas ready to bring your aspirations to life.

Immerse yourself in the tranquility of this exceptional rural and bushland retreat, offering multifaceted opportunities across (approx.) 362 acres (2 titles). This property can be imagined as a harmonious blend of natural beauty and/or niche agriculture, providing the perfect backdrop for your rural lifestyle dreams.

Highlights of Lot 12 Ellisons Road & Lot 5 Government Road, Fox, SA:

- Expansive 362 acres of pristine rural and bushland terrain.
- Ideal for niche agriculture.
- Perfectly suited for developing a private estate or retreat.
- Excellent location for a tourism venture amidst natural beauty (STCC).
- Secluded and peaceful setting, ensuring ultimate privacy.
- Opportunity to create a sustainable and balanced rural lifestyle.
- Situated in the highly sought-after Limestone Coast region.

Located within 28kms to the beautiful town and community of Lucindale and an easy drive to some SA's top tourism destinations such as the Coonawarra wine region, the Southern Ports of Kingston SE, Robe and Beachport or the regional city of Mount Gambier.

Embrace the allure of the Limestone Coast, one of South Australia's most coveted landscapes, with this rare opportunity to own a serene sanctuary.

Further information:

Lot 12: 63.81 hectares (157.67 acres approx)

Lot 5: 82.76 hectares (204.5 acres approx)

Offered via Expression of Interest closing 11th October 2024 at 4pm (USP).

Contact Nedd Golding on 0408 422 816 or Karyn Prelec on 0402 268 137 to discuss this once in a lifetime property further.

Inspections by appointment.

RLA 277795