

Sec 202 Bugar Road, Middleton, SA 5213

Other For Sale

Friday, 29 March 2024

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Area: 16 m2

Type: Other



Philip Dodd

\$775,000 - \$825,000

Nestled into the hills approximately 7km north of the coastal township of Middleton, this picturesque 40 acre holding includes 3 dams in a mature gum tree setting. Enjoying panoramic views to Lake Alexandrina in the distant North East, the property has been a rural retreat for the current owners for over 25 years. Improvements comprise a high clearance implement shed with concrete floor with mains power connected. A second lean-to garage is for undercover storage with concrete floor and mezzanine storage plus a second storage area at the rear. The 2 large dams have an annual water licence of some 540kl that is not being utilised but available for transfer with the property. Currently dam water is used for stock use. Fenced into 4 paddocks, there are 3 paddocks on the southern side of the dams and one large stock paddock to the north used for grazing and currently agisted to adjoining farmer. With a house site set into the hill enjoying a picturesque northern aspect over the mature gum tree plantation to the 2 main dams, Section 202 Burgar Road offers a rare opportunity to secure a rural lifestyle investment handy to the South Coast surf beaches, townships and schools. The versatile workshop improvements and power connection plus transferable water licence are features that make the lifestyle ambitions an achievable reality on 40 acres. For inspection details and further property details contact Sole Selling Agents Dodd and Page Pty Ltd Members of the Real Estate Institute of South Australia Since 1922 RLA 1381 Dodd and Page Port Elliot office: 08 8554 2029 Philip Dodd: 0409 094 202

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