

100 Katies Lane, Wangary, SA, 5607



Land For Sale

Tuesday, 31 December 2024

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Type: Land



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Absolute seclusion on rare 10.5-acre fenced block in desirable Wangary

Down a winding road set back from the Flinders Highway this land and house package includes a steel framed timber and brick cottage with a recently modernised bathroom featuring checker plate shower walls, 2 good sized bedrooms plus adjoined study or nursery and is nestled among established fruit trees and veggie patches.

Recently cleared, this rural residential house block (4.24Ha) includes a massive 6kw solar set-up so will have your bills covered.

Easily maintainable, the main dwelling can also be fully enclosed and is just perfect for kids and pets. Inside, incredible slate flooring blends perfectly with the floating floors, huge wood heater, and a reverse cycle system and ceiling fans will cater for all Lower Eyre Peninsula seasons. A large vibrant galley style kitchen continuing the checker plate features of the bathroom upon entrance leads to the inviting living area with the bedrooms tucked away for complete privacy.

Extra dwellings include x2 shipping containers, tool shed, and an unfinished powered workshop/studio/retreat equipped with combustion wood heater that requires some work with all materials at hand ready to go.

With an option for WIWO inclusive of a caravan and 2x shipping containers there's no shortage of storage and potential for accommodating overflow family and guests.

Multiple rainwater tanks and a large under cover outdoor area with a built-in pizza/multi-functional oven, this property can cater for all year round entertaining.

Extensive carports and sprawling timber verandas will easily accommodate at least 6 cars, as well as extra caravans and boats. If you have multiple pets or even interested in establishing a hobby farm the pet and animal enclosures spread across the property will cater for almost any size and type.

At a sought-after location, at your doorstep is the famous Coffin Bay, a quick 15-minute drive, you're only 5 minutes to Lake Wangary primary school, and continuing on, you have the renowned Farm Beach as your local playground for all your fishing, swimming, water sports and coastal lifestyle options.

Priced to sell \$425,000 - \$445,000 with inspections by appointment.

Enquiries to Shannon Plummer 0402 779 409 or shannon.plummer@elders.com.au

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