



6 Marble Creek Road, COULTA, SA 5607

Exquisite coastal lifestyle property on 3.5 acres with expansive views. A rare house and land parcel opportunity in desirable Coultá!

Discover the perfect blend of acreage, charm and coastal convenience in beautiful Coultá — a quiet gem on the magnificent Lower Eyre Peninsula. Within a 25 minute reach of the famous Coffin Bay waterways, inlets and sandy beaches and a fisherman's paradise, this property offers seclusion but also proximity to remote coastlines and bays.

Nestled on 1.42 hectares this fully fenced red gum lined property with plentiful established fruit trees has been immaculately manicured and maintained. Set against a backdrop of stunning rural views this 2008 solid custom Timbercrete built property provides insulation quality you just can't beat and exudes character with its preserved original features.

Beautifully presented with absolutely nothing more to touch, the 2-bedroom, 1-bathroom residence is designed for comfortable living and showcases stunning raked ceilings that enhance the open-plan living, dining and kitchen areas, warmed by a slow combustion wood heater, cooled by split-system air-conditioning and all with beautiful panoramic vistas.

TYPE: For Sale

INTERNET ID: 300P177867

SALE DETAILS

\$460,000 to \$490,000

CONTACT DETAILS

PORT LINCOLN

88 Liverpool Street

PORT LINCOLN, SA

08 8621 2100

RLA: 62833

Shannon Plummer

0402 779 409

The property features a very generous light-filled airy master bedroom with views and a versatile second bedroom. Down the hallway with a handy mezzanine above offering discreet storage, the unique design of the huge character light filled bathroom includes a red gum slab vanity, square bath, over-sized shower and separate toilet all enhanced with beautiful amber glass windowpane touches that bring magnificent natural light to the area.

Water management is made easy with six poly tanks holding 106,000 Litres of rainwater storage. A modern concreted and powered 9m x 6m x 3m shed can cater for all of your boats, boards, rods, caravan, or any hobby enthusiast and currently houses a ride-on mower and fire-fighting plant included in the sale.

Plans to extend outwards and upwards to a second level have been drafted (STCC) and are available to the new purchaser. The potential is endless to expand this property, perfect for growing families needing further living options.

Landscape views include the impressive 250m high Mount Greenly that houses the famous Greenly Rock Pools, one of the best surf beaches on the Lower Eyre Peninsula coastline and both only a quick 15-minute drive. An Airbnb holiday rental investment calling perhaps?

Conveniently located just off the Flinders Highway and priced realistically, this property offers a unique opportunity to embrace the seclusion of Coultas and this extraordinary acreage lifestyle offering.

Inspections by appointment only.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. *Sizes are approximate.

Elders Real Estate RLA:62833

Other features: Area Views, High Clearance

- Land Area 1.42 hectares
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 5
- Single garage









