



FOR SALE

RARE RURAL OPPORTUNITY CLOSE TO MOUNT GAMBIER

LOT 455 VAUSE ROAD, WANDILO

Allen Smith and Jason Malseed are pleased to present this outstanding rural property on the western edge of Mount Gambier. Situated just minutes from town, this undulating 29.54 hectare (approximately 72 acre) allotment offers the perfect balance of lifestyle, convenience, and productivity.

Access the property via Stoney Flat Road (off Millicent Road), with the allotment positioned on the corner of Vause Road, providing excellent frontage and accessibility.

The property boasts a galvanised iron shed with a concrete floor and plumbing, ideal for storage, workshop, or a shearing shed. A near-new solar system supports your needs for future works, while two bores, two troughs, and two rainwater tanks ensure reliable water supply for stock and future domestic use (STCA).

Additional features include separate car parking areas, well-maintained cattle yards, and functional sheep yards, providing excellent infrastructure for a variety of rural pursuits.

Whether you are seeking a lifestyle block, hobby farm, or a strategic investment in the Mount Gambier region, this property offers endless potential. Further details & inspection contact Allen Smith 0419 869 854 RLA 114222 RLA 269823

0 BED | 0 BATH | 0 CAR

PRICE:
\$800,000

OPEN FOR INSPECTION:
N/A



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