



FOR SALE

FISHING, FUN AND ROOM FOR EVERYONE.

The pictures don't lie. What a fantastic location, nestled in the popular seaside town of Blackfellows Caves.

Located on the Limestone Coast and a short 20-minute drive from the beautiful city of Mount Gambier, giving the new owner the benefits of all the amenities of South Australia's second-largest city.

Carpenters Rocks is only a few minutes away and has a hotel, a general store, and a takeaway food outlet.

Surrounded by the best fishing grounds, a boat ramp, beach and picnic area, less than a couple of hundred metres away.

Perfect so you can grab a famous Southern rock lobster or a variety of the best line fish.

This two-story home offers ample space for family and friends to enjoy the summer months and create lasting memories.

Perfect for a large family, or ideally, for two families to share.

The property consists of two separate dwellings, each with two bedrooms, an open kitchen, a meals area, a family area, and its own bathroom and laundry.

A newly constructed upstairs area is a fantastic spot for everyone to meet and enjoy each other's stories of the day, cook up the day's catch in the new modern kitchen.

Upstairs is also a beautifully appointed bathroom area plus storage.

A decking area from the sliding doors is a great place to sit and enjoy the summer nights, with unrestricted views over the Nene Valley and the coastline of the caves.

The family area has a large window that also captures the stunning views of the area.

There is high clearance access to the rear yard, as the land area is 950 Sq/m.

Perfect for fishing boats or caravans.

A newly erected Colourbond garage measures 8.2 metres x 7 metres with 2.7 metre clearance, power, and automatic roller doors, perfect for keeping the toys out of the weather.

An older shed measures 8x6 metres and is perfect for all the fishing gear and workshop.

45,000 Litres of rainwater supplies the house, and bore water looks after the gardens and toilets.

An inspection will certainly impress the active family seeking that holiday lifestyle and help create lasting summer memories.

4 BED | 3 BATH | 5 CAR

PRICE:

\$695,000 to \$750,000

OPEN FOR INSPECTION:

N/A



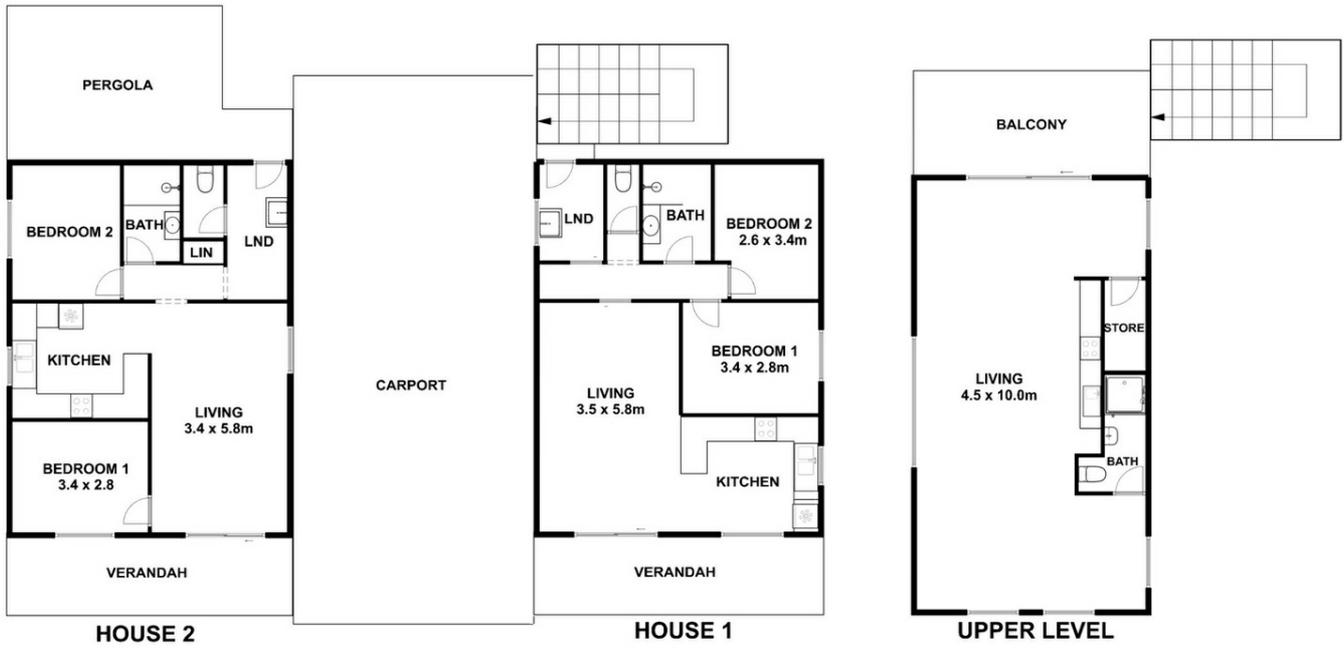
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House 1:	64 SQ.M
House 2:	65 SQ.M
Upper Level :	66 SQ.M
Carport :	83 SQ.M
Verandah:	28 SQ.M
Balcony :	16 SQ.M
TOTAL :	332 SQ.M

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.