



# FOR SALE

## 14 ACRES OF NATURAL BEAUTY

Escape to the peace and beauty of the Southern Flinders Ranges with this stunning 5.665ha (approximately 14 acre) native bush block located on Modystach Road, Wilmington. Offering breathtaking rural scenery and a true connection to nature, this picturesque parcel presents an exciting opportunity to secure your own country retreat or future lifestyle property (STCC).

Surrounded by the natural beauty of the Mount Remarkable region, the property features established native vegetation, peaceful creek lines, and an abundance of gum and pine trees creating a tranquil and private setting. A picturesque seasonal creek course runs through the north-western corner of the allotment, further enhancing the charm and appeal of this unique holding.

An allocated water meter is already installed, adding convenience and value for those considering future development opportunities. Subject to the necessary council consents, there is potential to build and create your dream country escape while enjoying panoramic views across the stunning Flinders landscape.

### Property Features:

- Approximately 5.665ha (14 acres)
- Native bushland setting with established gum and pine trees
- Picturesque creek course through the north-west corner
- Allocated water meter installed
- Stunning views of the Mount Remarkable and Flinders region
- Peaceful rural lifestyle opportunity
- Potential building opportunity subject to council consent (STCC)
- Ideal weekend retreat, lifestyle block, or future homesite

Enjoy the serenity of country living while remaining within close proximity to Wilmington township and the many attractions the Flinders Ranges has to offer.

Disclaimer: All information provided has been obtained from sources deemed reliable; however, we cannot guarantee its accuracy and accept no liability for any errors or omissions. Prospective purchasers are advised to make their own enquiries. RLA 269823

0 BED | 0 BATH | 0 CAR

**PRICE:**  
\$180,000

**OPEN FOR INSPECTION:**  
N/A



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