

# ‘NOORUMBA and WAITPINGA COTTAGE FARM’

1252 Waitpinga Road and  
35 Pearce Road  
Waitpinga  
South Australia 5211

Information Memorandum  
February 2025





# SALE DETAILS

## ADJOINING PROPERTIES FOR SALE 'NOORUMBA and WAITPINGA COTTAGE FARM'

1252 Waitpinga Road and 35 Pearce Road Waitpinga SA 5211

### For Sale by Expression of Interest

Closing Monday, 17<sup>th</sup> March 2025 at 11.00am ACDT (unless sold prior)

**Sale Options:** Buyers have the flexibility to purchase one or both lots.

- Noorumba \$1.1m +
- Waitpinga Cottage Farm \$1.0m +
- Noorumba and Waitpinga Cottage Farm \$2.1m +

### Exclusive Selling Agent

Philip Keen  
Farm and Rural Land Sales

[phil.keen@elders.com.au](mailto:phil.keen@elders.com.au)

0438 308 650

Elders Rural Services Australia Limited  
Trading as Elders Real Estate  
RLA 62833

Inspections by appointment only.





# LOCATION

**Premier location** on the Fleurieu Peninsula

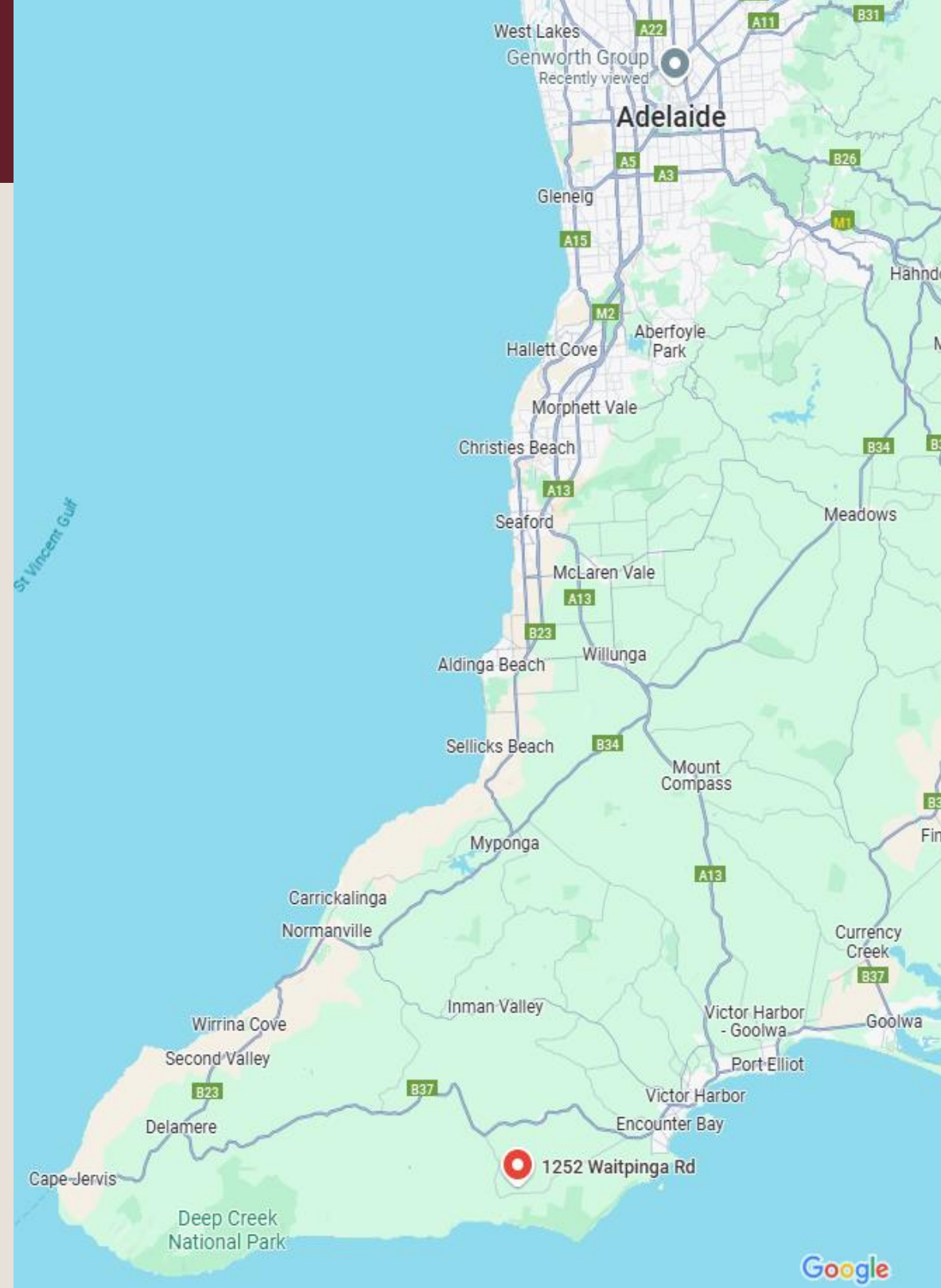
16km SW of Victor Harbor

99km S of Adelaide

Click [here](#) to view the Virtual Video



'Noorumba' & 'Waitpinga Cottage Farm', South Australia





**3KM TO PARSONS BEACH**





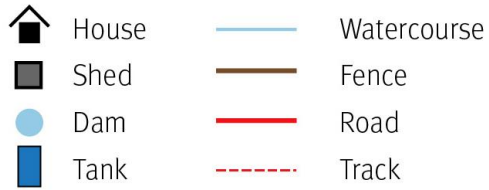
# PROPERTY MAP

## NOORUMBA

1252 Waitpinga Road, Waitpinga  
35.61103° S, 138.47474° E  
20.2 Hectares  
(49.9 Acres)

## WAITPINGA COTTAGE FARM

35 Pearce Road, Waitpinga  
35.60726° S, 138.47828° E  
33.79 Hectares  
(83.49 Acres)





# 'NOORUMBA AND WAITPINGA COTTAGE FARM' AT A GLANCE

**Total Area:** 53.99 ha (133.39 ac)

•**Noorumba:** 20.2 ha (49.9 ac)

•**Waitpinga Cottage Farm:** 33.79 ha (83.49 ac)

**Secluded Location:** Both properties are secluded from Waitpinga Road, offering privacy and tranquility.

**Proximity to Parsons Beach:** Breathtaking surf and beach approximately 3 km via Parsons Beach Road.

**Stunning Vistas:** Magnificent views south across the Waitpinga landscape to the Southern Ocean.

**Charming Gully:** A gently sloping gully with rocky outcrops and scattered eucalypts, following the course of a seasonal creek.

**Accommodation:** Each property includes a transportable home with shedding.

**Vegetation:** Studded with impressive shelter belts of Pink Gum, South Australian Blue Gum, and Stringybark, along with strategically fenced parcels planted to native vegetation.

**Premier Location:** Situated on the Fleurieu Peninsula, only 16 km SW of Victor Harbor and 99 km S of Adelaide.

**Paddocks & Fencing:** Excellent to very good condition fencing for cattle management, including plain, barbed, and ring lock cyclone wire.

**Water Supply:** Water is supplied by runoff dams, a seasonal creek, and rainwater tanks.

**Rainfall:** Average rainfall at Waitpinga 650mm - 750mm (Source: SA Government Environment Department).

**Utilities:** Electricity connected to SA Power Networks.

**Soil Quality:** Soils are mostly sandy loam over sandy clay and brown clay.

**Both properties offer you the chance to own a slice of the beautiful Waitpinga landscape. Whether you're seeking a peaceful rural retreat, a relaxing place to call home, or a productive agricultural property, there are plenty of options to choose from.**





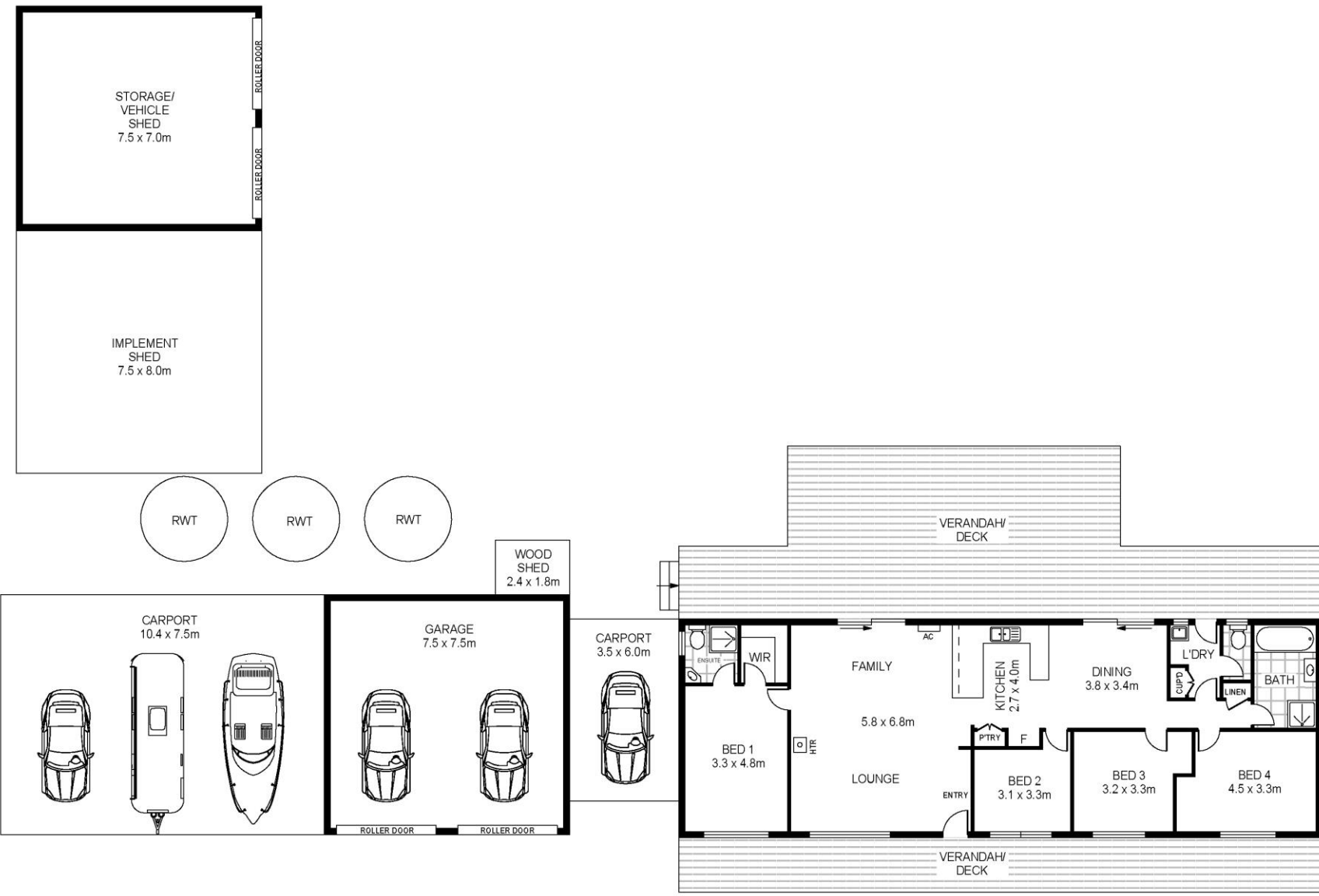
# NOORUMBA

- Area: 20.2 hectares (49.9 acres)\*
- Charming Home: A neat weatherboard home with 4 bedrooms, 2 bathrooms, 2 living areas, and a kitchen/dining area with an attractive outdoor entertaining space.
- Storage Solutions: Two steel construction sheds, each approximately 8m x 11m.
- Comfort: Air conditioning split system and wood combustion fireplace.
- Sustainability: Solar system with 10 panels.
- Garage: Steel construction double garage with power and carport.
- Water Supply: 3 x 25,000-litre rainwater tanks at the house. 2 x 25,000-litre tanks at the shed. 3 dams and 1 trough.
- Paddocks: 4 paddocks.
- Waste Water Treatment: Aqua Nova AN3000 system.
- Driveway and Gardens: Well-established garden with an immaculate tree-lined main driveway.
- Cattle Facilities: Modern steel cattle yards and loading ramp.
- Telephone and internet connected.
- Electricity connected to SA Power Networks.
- Mobile Phone Coverage: Buyers should conduct and rely upon their own investigation.
- Sealed Waitpinga Road to Noorumba.
- Certificate of Title: Volume 6030 Folio 889
- Estate Type: Fee Simple
- Allotment: 300 Filed Plan 165019
- Hundred of Waitpinga
- Easement(s): Over the land marked A for the transmission of electricity by underground cable (TG 11100048)

\*Approximately



# NOORUMBA FLOORPLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 149m<sup>2</sup>  
 GARAGE : 57m<sup>2</sup>

1252 Waitpinga Road, Waitpinga





# WAITPINGA COTTAGE FARM

- Area: 33.79 hectares Calculated (83.49 acres)\*
- Classic Home: 1970s weatherboard transportable home with 2 bedrooms, a bathroom, lounge/kitchen area, and wood combustion heater.
- Versatile Shed: An 18m x 17m open front shed constructed from steel and timber.
- Secure Garage: Lock-up garage for two vehicles with power.
- Water Supply: Two rainwater tanks. Four dams and a seasonal creek.
- Paddocks: 4 paddocks.
- Livestock Facilities: Sheep/cattle yards and a ramp.
- Telephone and internet connected.
- Electricity connected to SA Power Networks.
- Mobile Phone Coverage: Buyers should conduct and rely upon their own investigation.
- Sealed Waitpinga Road and unsealed section of Pearce Road to Waitpinga Cottage.
- Certificate of Title: Volume 6150 Folio 133
- Estate Type: Fee Simple
- Section: 1322
- Hundred of Waitpinga
- Easements: None
- Disclosure: The northern fence is not aligned with the true boundary. Likely due to the alignment of 'Old Station' road.

\*Approximately



# WAITPINGA NATURAL FEATURES AND NEARBY BEACHES

- Newland Head Conservation Park:** Offers rugged coastal scenery, hiking trails, and abundant wildlife
- Deep Creek National Park:** Known for its dramatic coastal cliffs, dense forests, and diverse wildlife. It is a favorite for campers and bushwalkers
- Granite Island Recreation Park:** Accessible via a causeway or horse-drawn tram, this park is famous for its granite boulders and spectacular ocean and coastal views
- Heysen Trail:** A world-class walking trail that passes through the region, offering spectacular views and diverse landscapes
- Waits and Parsons Beach Trail:** A 4.5 km out-and-back trail through Newland Head Conservation Park, perfect for birding, hiking, and walking
- Waitpinga Cliffs Walk:** A moderate 14 km trail with stunning cliff drop-offs and ocean views
- Parsons Beach via Heysen Trail:** A 15.8 km coastal trail offering expansive ocean views and beautiful coastal scenery
- Waitpinga Beach:** A popular surfing beach with high swells and scenic views
- Parsons Beach:** Known for its soft white sand, clear blue waters and breathtaking surf
- Encounter Bay:** A haven for water sports enthusiasts

## EXCLUSIONS

1. All personal and non-fixed items within the houses except curtains.
2. All livestock.







# A GUIDE TO EXPRESSION OF INTEREST (EOI)

A Letter of Offer must be presented using the prescribed form available from the selling agent.

Please email this Letter of Offer to [phil.keen@elders.com.au](mailto:phil.keen@elders.com.au) and notify Philip Keen at 0438 308 650 once you have sent it.

## Vendor Assessment Criteria:

The vendor will evaluate Letters of Offer based on various criteria, with a significant emphasis on price and transaction certainty. Interested parties are encouraged to provide comprehensive information to facilitate the vendor's assessment.

The vendor reserves the right to accept or reject any offer at any time, including before any deadline, at their absolute discretion and without providing reasons

- Offers are non-binding. Acceptance by the vendor will lead to a binding contract.
- We encourage interested parties to present their highest and best offer to put themselves in the best position to buy the property. To be considered, offers must be commercially competitive.
- Interested parties should not assume they will have the opportunity to negotiate or improve their Expression of Interest after presenting their offer.
- There is no obligation to negotiate with any party, and response times may vary.
- We recommend that you conduct your own due diligence.

## Important Information – Disclaimer:

The agent makes no representations or warranties. The information provided is not investment, accounting, financial, legal, or tax advice.

Please read the Important Information section in this Information Memorandum carefully. Your use of this Information Memorandum and participation in the sale process are governed by the terms and conditions set out therein.









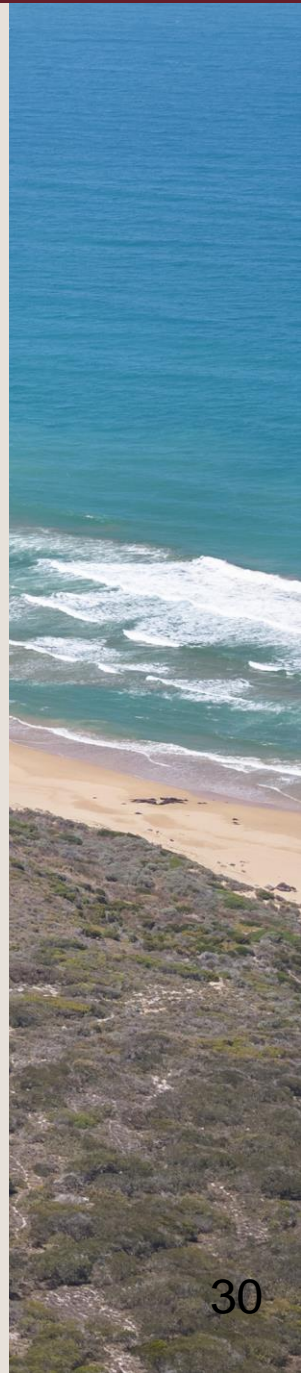
# IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the property the subject of the Information Memorandum (“Property”) to assist the Recipient in deciding whether to acquire it.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate if they should purchase the Property. In addition, Elders and the Vendor (including all their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient while evaluating the Property. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Property. Each Recipient should conduct and rely upon its own investigation and analysis of the Property and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Property.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Property.
7. Under no circumstances are Recipients allowed to contact the management, employees, agents, customers or suppliers, financiers, competitors, related bodies corporate, other advisers, agents or contractors of the business, or any regulator of the business directly to discuss any matter in connection with the business, the Proposed Transaction, or the Information Memorandum without the prior written consent of the Vendor.
8. The Vendor reserves the right to vary the way different Bidders are dealt with, including dealing with a Bidder on an exclusive basis or excluding a Bidder from the process.
9. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
10. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.









The Elders logo, featuring the word "Elders" in a white, cursive script font, centered within a solid red square.

*Elders*

# 'NOORUMBA AND WAITPINGA COTTAGE FARM'

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