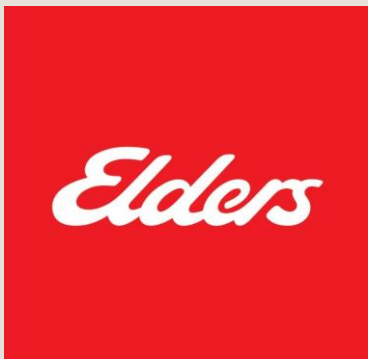


‘NOORUMBA’

1252 Waitpinga Road
Waitpinga
South Australia 5211

Information Memorandum



SALE DETAILS

'NOORUMBA'

1252 Waitpinga Road, Waitpinga SA 5211

Highest and Best Offer by Monday, 1st September 2025 at 11.00am
unless sold prior

Offers Over \$1.1m

Exclusive Selling Agent

Philip Keen
Farm and Rural Land Sales

phil.keen@elders.com.au

0438 308 650

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

Open Inspections

Sunday 17th August 2025 1.00pm – 1.45pm

Sunday 24th August 2025 10.30am – 11.15am



LOCATION

Premier location on the Fleurieu Peninsula

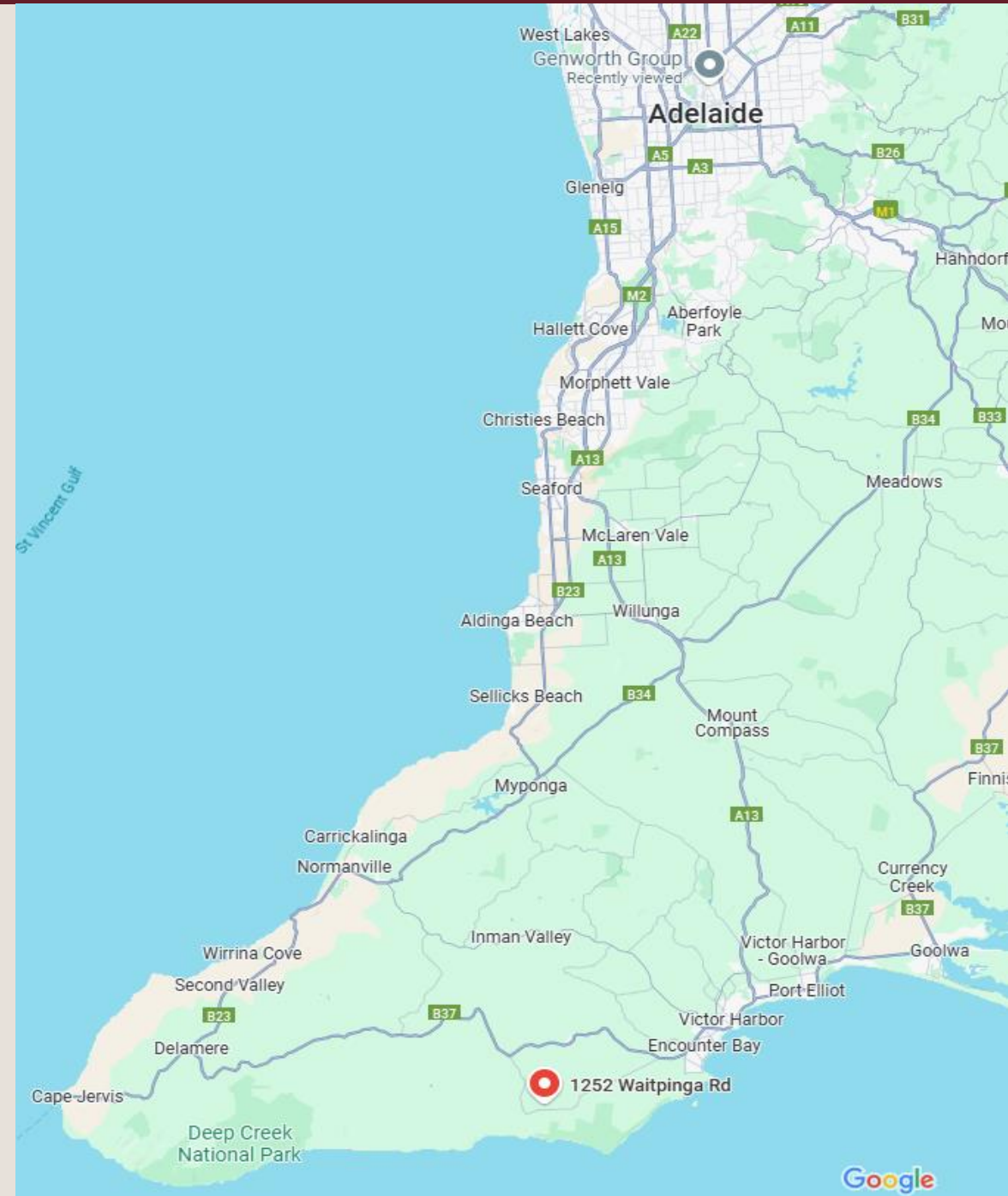
16km SW of Victor Harbor

99km S of Adelaide

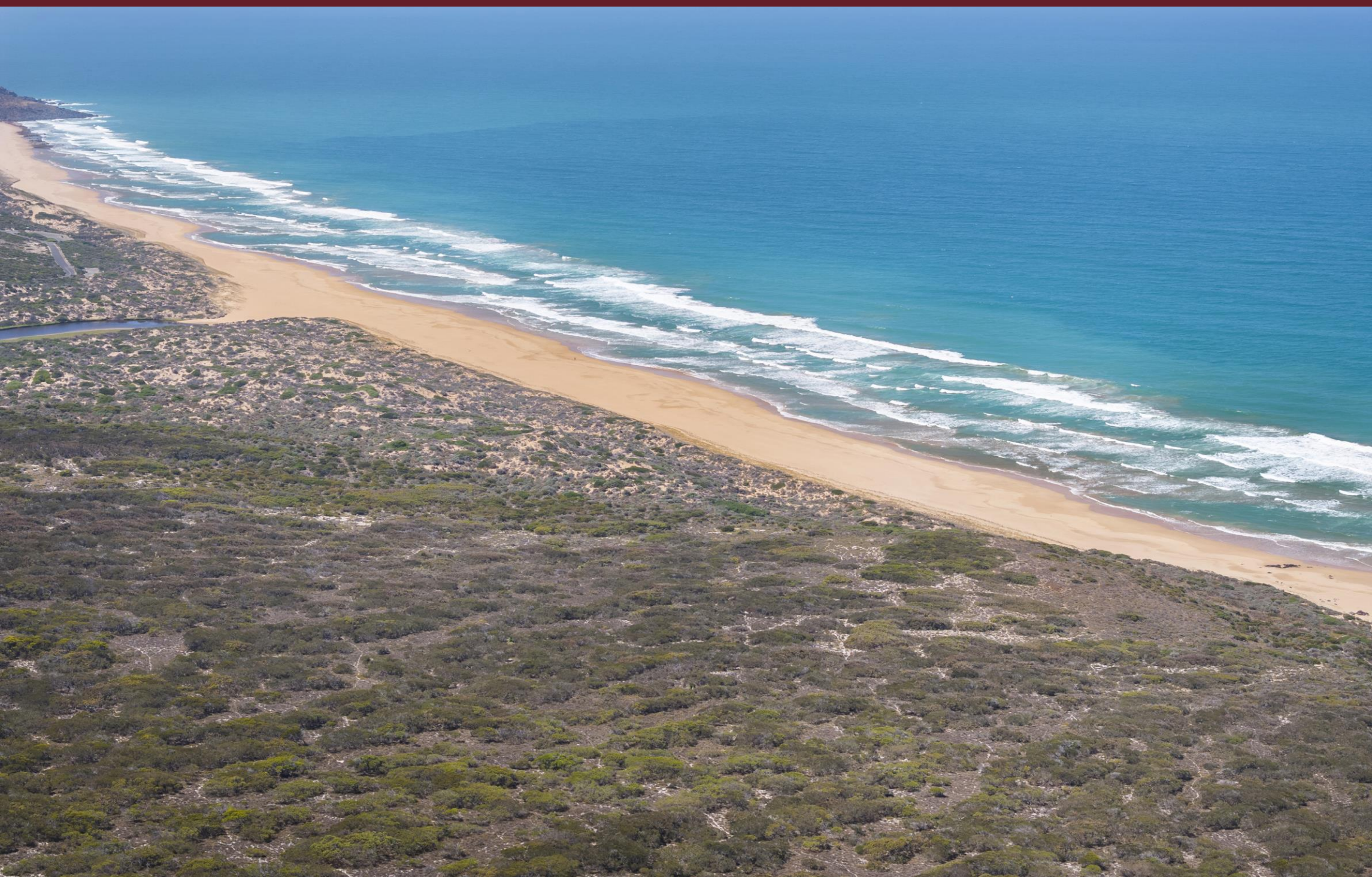
[Click](#) to view virtual video



1252 Waitpinga Rd, Waitpinga



3KM TO PARSONS BEACH



‘NOORUMBA’ AT A GLANCE

Charming Country Living

Tucked away off Waitpinga Road, this secluded haven offers the perfect blend of privacy, comfort, and connection to nature. The thoughtfully designed home includes:

- 4 spacious bedrooms, 2 bathrooms, and 2 versatile living areas
- Open-plan kitchen and dining flowing seamlessly to a stylish outdoor entertaining space
- Year-round comfort with split system air conditioning and a cozy wood combustion fireplace
- Sustainability at heart with a 10-panel solar system and Aqua Nova AN3000 waste-water treatment

Natural Beauty & Landscape

Enjoy breathtaking southern views across the Waitpinga landscape to the Southern Ocean. Just 3 km from the pristine Parsons Beach, the property is surrounded by native vegetation and carefully fenced parcels that enhance its natural charm.

Rural Infrastructure & Functionality

Designed for practical rural living, the property features:

- 4 well-maintained paddocks with quality fencing (plain, barbed, and ring lock)
- Modern steel cattle yards and loading ramp
- Two adjoining steel sheds (one lockable, one open-front)
- Double garage with carport
- Excellent water security with:
 - 3 x 25,000L rainwater tanks at the house
 - 2 x 25,000L tanks at the shed
 - 3 dams and 1 trough

Prime Location & Accessibility

- Only 3 km to Parsons Beach – a stunning surf and relaxation spot
- 16 km southwest of Victor Harbor and 99 km south of Adelaide
- Easy access via sealed Waitpinga Road to Noorumba
- Electricity connected via SA Power Networks
- Mobile phone coverage: Yes, however buyers should conduct and rely upon their own investigation

Soil & Climate

Ideal for grazing livestock, the land features sandy loam over sandy and brown clay soils. Average annual rainfall ranges from 650mm to 750mm (SA Government Environment Department).

Property Details

- Allotment: 300 Filed Plan 165019, Hundred of Waitpinga
- Area: 20.2 ha (49.9 acres)
- Certificate of Title: Volume 6030 Folio 889
- Easement: Electricity transmission (TG 11100048)
- Zoning: Rural (Z5404) - Ru

PROPERTY MAP

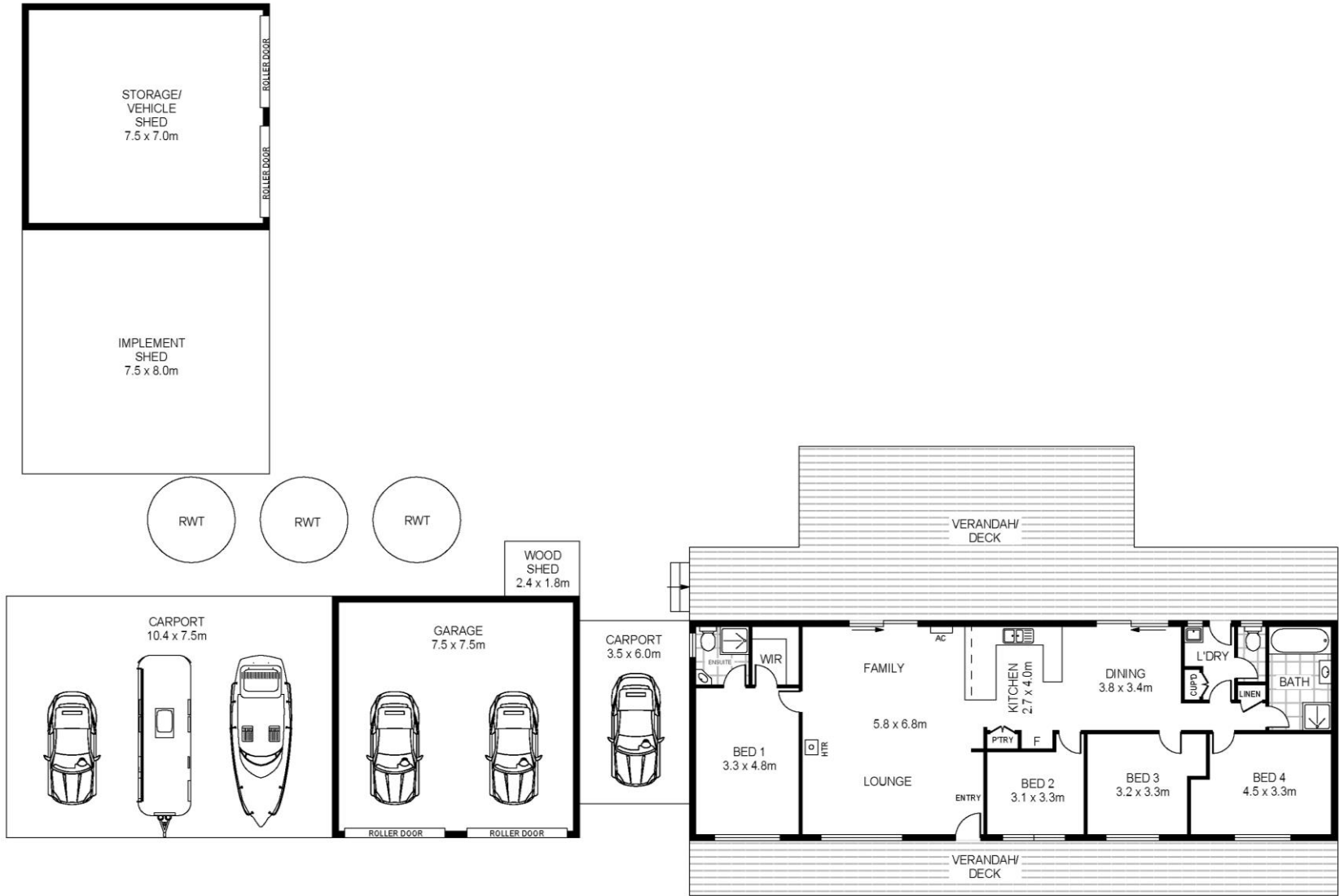
NOORUMBA

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

- | | |
|--|---|
|  House |  Watercourse |
|  Shed |  Fence |
|  Dam |  Road |
|  Tank |  Track |
|  Cattle Yards | |



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 : 149m²
GARAGE : 57m²

1252 Waitpinga Road, Waitpinga









WAITPINGA ESCAPES: TRAILS, SURF & WILD COAST

Beaches & Trails

Waitpinga Beach: A surfer's paradise with powerful swells, dramatic cliffs, and a wild, untamed beauty. Great for fishing and photography.

Parsons Beach: Just nearby, this quieter gem features soft white sand, crystal-clear waters, and breathtaking surf—ideal for a peaceful beach day.

Waitpinga Cliffs Walk: A moderate 14 km trail offering jaw-dropping cliffside views and ocean panoramas. A must for hikers and nature lovers.

Parsons Beach via Heysen Trail: This 15.8 km coastal trek showcases expansive ocean vistas and rugged terrain, perfect for seasoned walkers.

Waits and Parsons Beach Trail: A shorter 4.5 km out-and-back route through Newland Head Conservation Park, ideal for birdwatching and gentle hiking.

Heysen Trail: One of Australia's premier long-distance walking trails, winding through the Fleurieu Peninsula with stunning coastal and inland views.

National Parks & Conservation Areas

Granite Island Recreation Park: Accessible via a scenic causeway or horse-drawn tram, this island features striking granite boulders and sweeping ocean views.

Newland Head Conservation Park: Home to rugged coastal scenery, diverse wildlife, and excellent hiking trails. A great base for exploring Waitpinga and Parsons beaches.

Deep Creek National Park: Known for its dramatic cliffs, dense forests, and rich biodiversity. Popular for camping, bushwalking, and spotting native wildlife.

Water Activities & Coastal Townships

Encounter Bay: A vibrant hub for water sports like kayaking, paddleboarding, and snorkeling. And a great spot for whale watching in season.

Victor Harbor: The gateway to many of these adventures, offering charming cafes, local shops, and easy access to Granite Island and the Bluff.



AGUIDETO HIGHEST AND BEST OFFER

Understanding 'Highest and Best Offer'

We invite all interested parties to present their Highest and Best Offer by Monday, 1st September 2025 at 11:00 AM unless sold prior

This means:

- **Highest:** The most competitive price you're willing to pay.
- **Best:** The strongest overall terms — including deposit, settlement timing, and conditions.

This process ensures a fair and transparent opportunity for all buyers to present their strongest proposal. All offers will be reviewed by the vendor unless the property is sold prior.


Key Points:

- Offers must be commercially competitive to be considered.
- The vendor may accept or reject any offer at any time, at their sole discretion.
- Acceptance of this Letter of Offer will lead to a binding contract.
- There is no guarantee of negotiation after presenting your offer.
- Buyers are encouraged to conduct their own due diligence.
- The agent provides no warranties or advice (legal, financial, tax, etc.).

How To Present Your Offer:

Using the prescribed form available from the selling agent, please email your completed Letter of Highest and Best Offer to:

 phil.keen@elders.com.au

 Philip Keen on 0438 308 650 to confirm it's been received.



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.



Elders

‘NOORUMBA’

Philip Keen

Farm and Rural Land Sales

phil.keen@elders.com.au

0438 308 650



Elders Rural Services Australia Limited

Trading as Elders Real Estate

RLA 62833

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