



Elders

INFORMATION MEMORANDUM

Nangkita Hideaway
957 Nangkita Road
Nangkita, SA

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Introduction

Nangkita Hideaway: Peace, Privacy, and Natural Charm

Located in the quiet rural locality of Nangkita, Nangkita Hideaway offers a rare opportunity to secure 6.955 hectares (approximately 17.18 acres) of gently undulating country in one of South Australia's most peaceful regions. The property features a well-positioned, north-facing three-bedroom home with open-plan living, front and rear verandah's, and a comfortable, light-filled interior. From the home, you'll enjoy calming views over open paddocks, native trees, and distant hills—an outlook that perfectly complements the property's sense of space and seclusion.

Golden wattle adds a seasonal highlight, with vibrant yellow blooms and a sweet scent that fills the air in spring. It's a subtle but beautiful reminder of the natural charm that defines this part of the Fleurieu Peninsula. A variety of native animals—including echidnas, kangaroos, and deer—are known to inhabit or pass through the area, adding to the property's natural appeal. Combined with the abundant birdlife and native flora, Nangkita Hideaway offers a peaceful and immersive rural experience.

The peaceful setting is complemented by its accessibility. Nangkita Hideaway is within easy reach of Mount Compass, Willunga, Ashbourne, Strathalbyn, Goolwa, and Victor Harbor, with Adelaide less than an hour away. It's an ideal balance of rural privacy and regional convenience.

Whether you're looking for a weekend retreat or a permanent move, this property invites you to slow down and enjoy the simple things—morning walks, quiet evenings, and the freedom of space.

Kind Regards



Philip Keen
FARM AND RURAL LAND SALES



Key Features

Elders Victor Harbor is proud to offer for sale by Highest and Best Offer By 25/09/2025 (USP)
Offers over \$1.1m - 957 Nangkita Road, Nangkita.



Approx. 6.955
hectares (17.18
acres)



Average annual
rainfall: 675–
725mm



Conveniently located near
Mount Compass, Willunga,
Ashbourne, Strathalbyn,
Goolwa, and Victor Harbor.
Less than an hour to
Adelaide



Picturesque setting with
rolling hills, native
vegetation, and seasonal
golden wattle displays.



North-facing 3 br residence
with open-plan
living, wood heating, a/c,
verandah front & back



[Click](#) to view Virtual Video









Certificate of Title

PROPERTY

'NANGKITA HIDEAWAY' 957 Nangkita Road, Nangkita, SA

Certificate of Title - Volume 6177 Folio 212

6.955 Ha
(Approx.)



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6177 Folio 212

Parent Title(s)	CT 5895/811, CT 5895/812
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Creating Dealing(s) VE 12523161

Title Issued	15/07/2016	Edition	2	Edition Issued	16/01/2023
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Estate Type

FEE SIMPLE

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 61369
IN THE AREA NAMED NANGKITA
HUNDRED OF NANGKITA

Easements

NIL

Schedule of Dealings

NIL

Notations

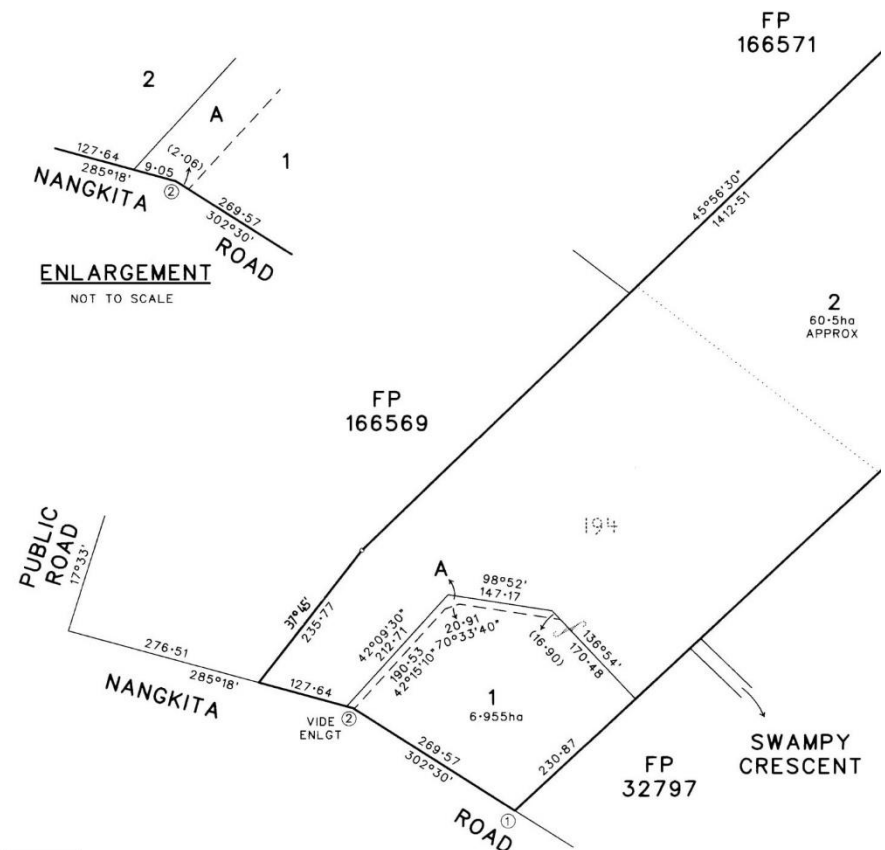
Dealings Affecting Title	NIL
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Priority Notices	NIL
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Notations on Plan	NIL
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Registrar-General's Notes NIL

Administrative Interests NIL



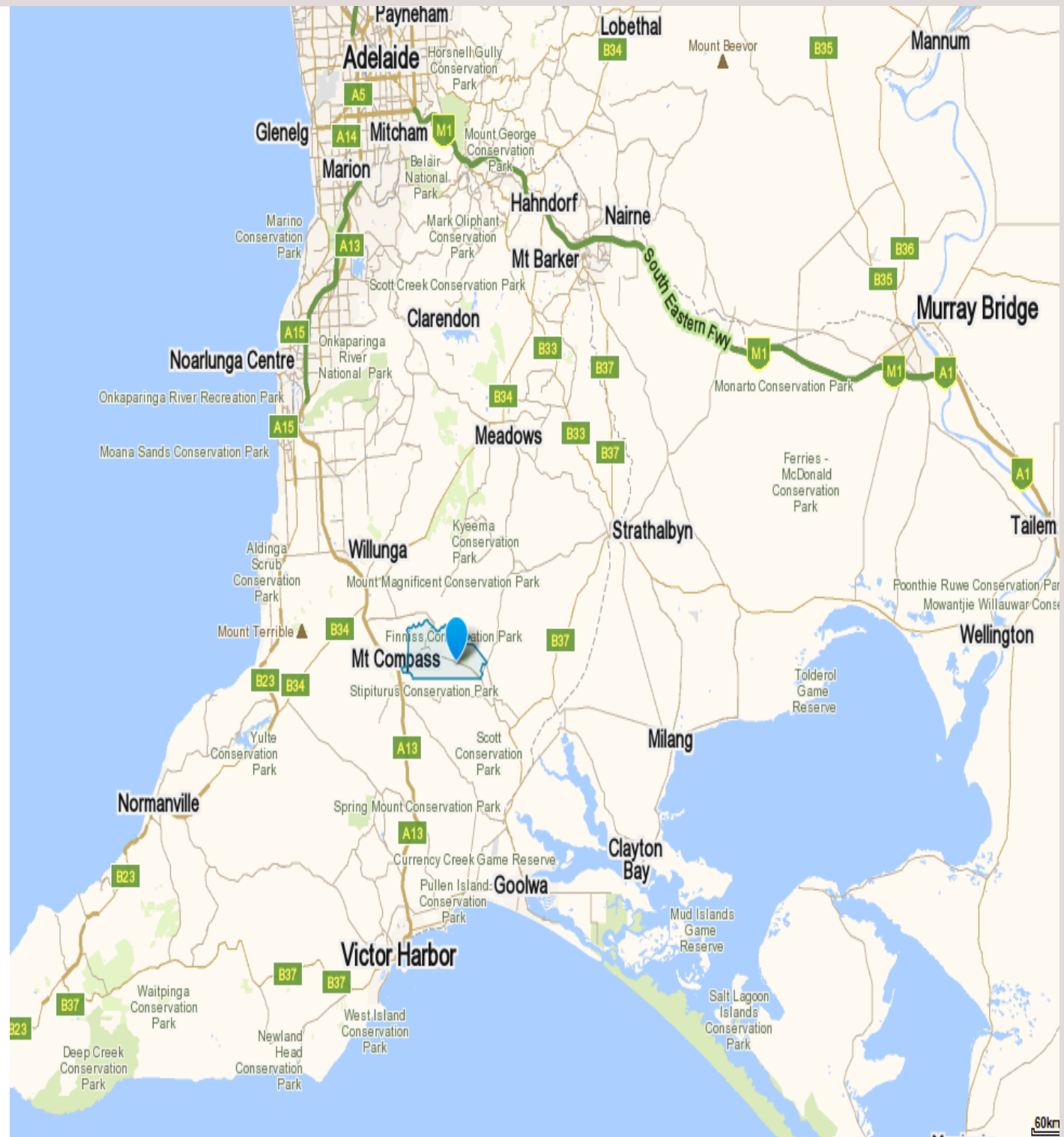


Location

Situated in the heart of the Fleurieu Peninsula, Nangkita combines rural tranquillity with convenient access to nearby townships, including Mount Compass, Willunga, Ashbourne, Strathalbyn, Goolwa, and Victor Harbor. Adelaide is less than an hour's drive, offering city convenience without compromising a peaceful country lifestyle.

The area is defined by rolling hills, open pastures, and native vegetation, providing a scenic setting alive with abundant birdlife. Seasonal displays of Australian Golden Wattles bring bursts of vibrant colour and sweet fragrance, while native wildlife—such as echidnas, kangaroos, and deer—are often spotted throughout the landscape.

Together, these features create a serene rural environment with both natural beauty and practical accessibility.

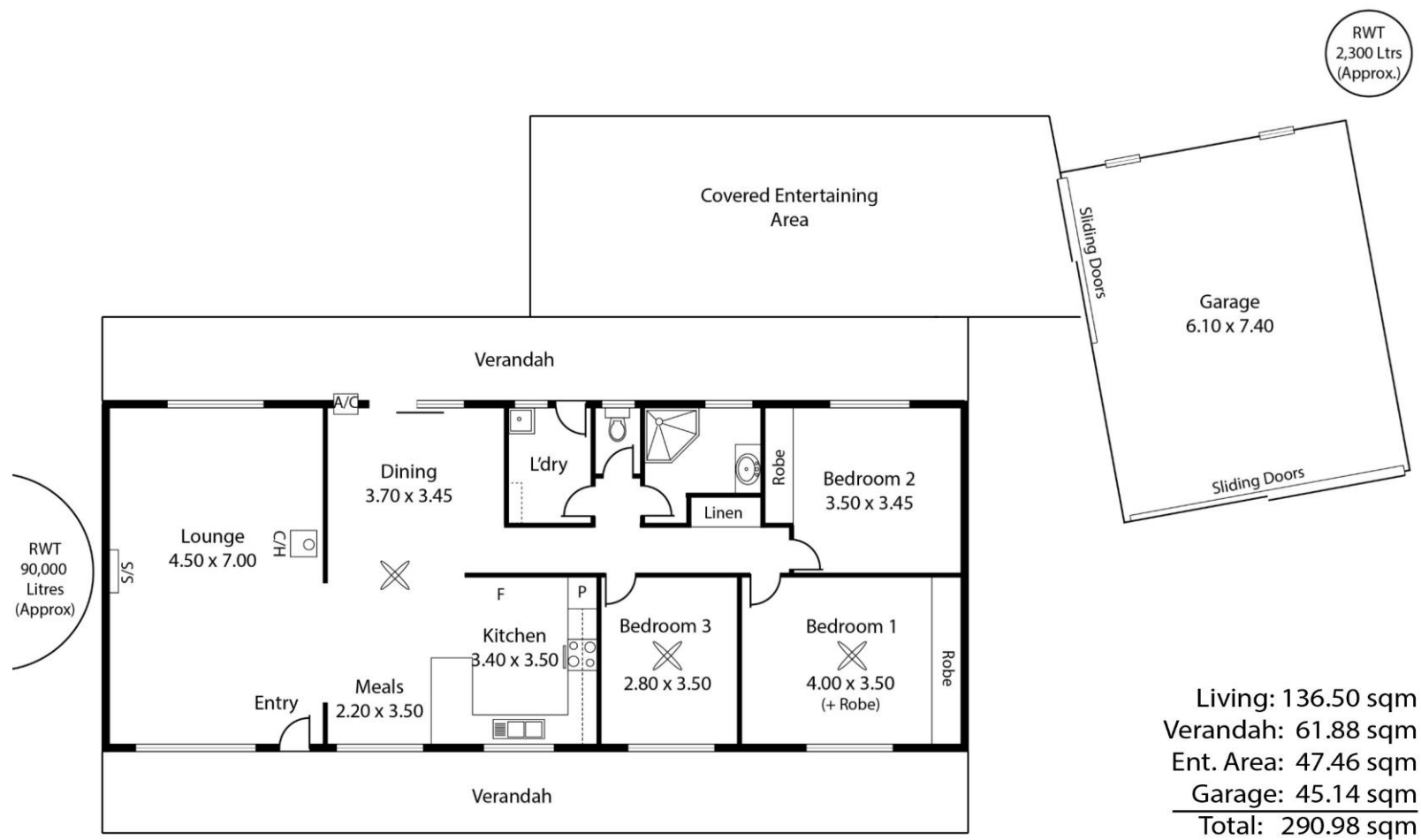






Nangkita Road

Floor Plan



Residence

Charming three-bedroom rural home with open plan living, verandahs, modern updates, and year-round comfort.

This inviting three-bedroom home offers a blend of comfort, functionality, and country charm. Two of the bedrooms feature built-in wardrobes, while a central bathroom with shower provides practical convenience.

The open plan living area seamlessly connects to both front and rear verandahs, creating the perfect space to relax, entertain, or enjoy the surrounding rural outlook. Its north-facing orientation ensures bright, sunlit interiors throughout the day.

The exterior is clad in grey Hardiplank (c.2015) with a freshly painted white galvanised iron roof, presenting a modern and well-maintained façade. Inside, the bedrooms are carpeted (2021), and the remainder of the home is tiled for easy upkeep.

Comfort is guaranteed year-round with a wood slow combustion heater for cosy winter evenings, complemented by reverse cycle air conditioning installed in 2023 for efficient climate control. Freshly painted interiors (2020) further enhance the bright and welcoming atmosphere, making this residence a ready-to-enjoy rural retreat.



Property Overview

Well-equipped property with rainwater storage, secure fencing, native gardens, double garage, and family-friendly amenities.

WATER INFRASTRUCTURE

The property is well serviced by rainwater storage, including a 90,000L concrete tank fitted with a rubber bladder and a new Colorbond roof, which is connected directly to the home. In addition, a 2,300L poly tank is connected to the garage, providing supplementary water supply or a convenient option for garden irrigation.

FENCING

The property is securely fenced, predominantly with cyclone, barbed, and plain wire supported by pine posts. It features one main paddock with the driveway also fenced, while the overall fencing is in good condition and the gates have been recently replaced.

OUTDOOR AND IMPROVEMENTS

The property features an established native garden showcasing banksia, protea, melaleuca, flowering gums, and well-maintained lawns. A double garage with a steel and timber frame, concrete floor, and full power with lighting provides secure vehicle storage and workshop space. Additional improvements include dedicated firewood storage and a productive vegetable garden, supporting a self-sufficient lifestyle. For families, the convenience of school bus access to Mount Compass further enhances the property's appeal.

COUNCIL AND LEGAL

The property falls within the Alexandrina Council area, with council rates for the 2025/2026 financial year set at \$2,138.55.

Zone Details Rural (Z5404) - Ru



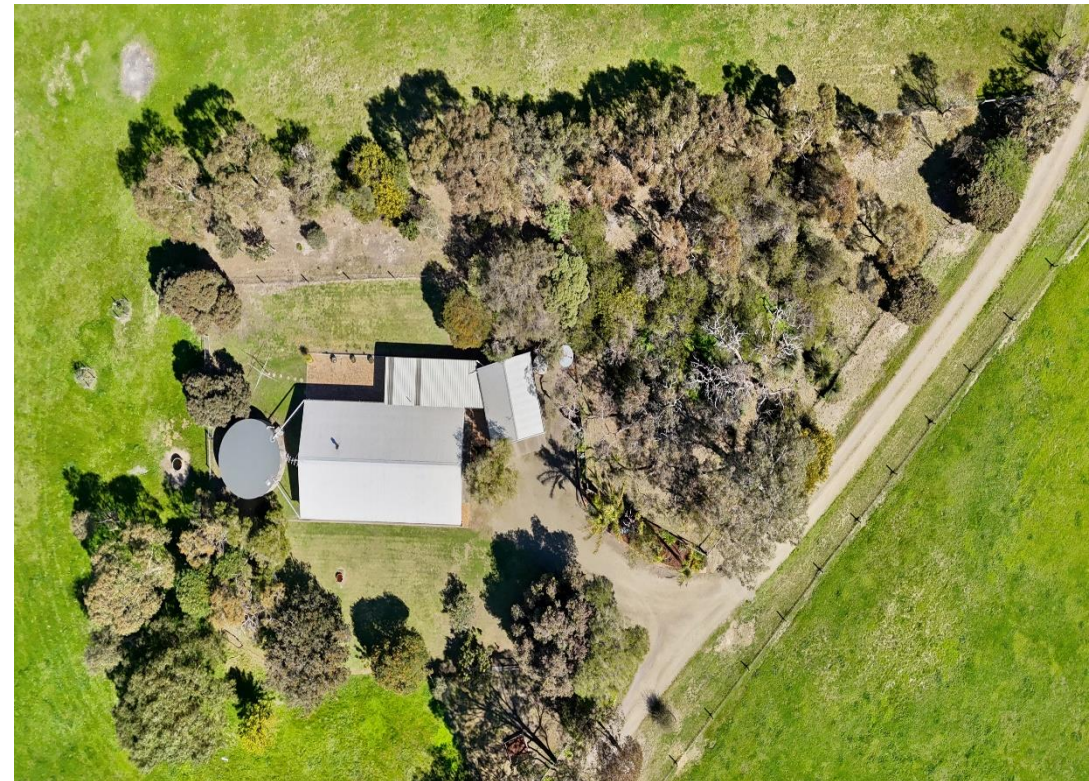




Property Map







A Guide to Highest & Best Offer

We invite all interested parties to present their Highest and Best Offer by Thursday, 25th 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.



Philip Keen

FARM AND RURAL LAND SALES

0438 308 650

PHILIP.KEEN@ELDERS.COM.AU

RLA: 62833

Elders Victor Harbor

PHONE 08 8555 9000

11-13 Victoria Street

Victor Harbor, SA 5211

VICTORHARBORELDERSREALSTATE.COM.AU



Important *information*

This 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 ("Properties") to assist the Recipient in deciding whether to acquire them.

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.
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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 Properties.
7. The photos contained in this document are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent or the seasonal conditions. All areas and measurements are to be taken as a guide only.

* Approx.

You can *Rely* on Philip



Philip Keen

Farm and Rural Land Sales

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PHILIP.KEEN@ELDERS.COM.AU