

**5-11 Smith Road, Cowell, SA 5602**



**Sold House**

Tuesday, 7 January 2025

5-11 Smith Road, Cowell, SA 5602

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 4 m2**

**Type: House**



Nick Schumann  
0428383833

**\$360,000**

CONTINUE MULTIPLE DWELLING LEASES' WHILE DEVELOPING 5-11 Smith Road is a listing like no other and includes approximately 11 acres of residential zoned land that is excellently positioned amongst the seaside township of Cowell. The local school, library, and hospital are all within close proximity and main street facilities nearby. Added to the value for money listing is a 3-bedroom house and self-contained unit that are both currently attracting rental incomes and have a strong possibility for the new owner to secure long term lease agreements. With approx. 11 acres of residential land available to purchase, the development options are endless. Cowell continues to be a high demand long and short-term rental location. The possibility of creating a new sub-division (local council approval dependent) would be sure to catch the attention of people looking to build their dream home amongst other new dwellings. Currently positioned on the front left-hand corner of the property is a timber framed, cladded, 3-bedroom house. A self-contained unit that includes a kitchen / dining space, bedroom, and wet area could be used as a fourth bedroom or left as is and rented separately. Also included is a double sliding door shed, along with separate poly and iron rainwater tanks. To see the full potential of the property, book an inspection with Nick 0428 383 833. Current lease agreement details, along with future sub-dividing requirements can be obtained on request.