

138-140 Island Beach Road, Island Beach, SA, 5222



Land For Sale

Wednesday, 18 December 2024

138-140 Island Beach Road, Island Beach, SA, 5222

Type: Land



Sophie Newland
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Expansive Allotment - Popular Island Beach

With impressive dimensions, this superb undulating allotment comes in at approximately 3446 square metres providing ample scope for privacy and enjoyment of the natural bush surrounds.

The northern end of the allotment is elevated and affords a superb outlook both seaward and to the rear expanse of native bushland for those looking to build upwards. Our Vendors have plans available (not yet approved) for a home to be sited in this position.

Island beach itself is just a few minutes walk away and is a stunning stretch of beautiful white sand, often dotted with pelicans perusing the catch of local fisherman. Simply idyllic in nature and the perfect place to escape, wind down and relax from the hustle and bustle of city life. Boats can be launched here, straight off the beach.

Nature lovers will adore the Kangaroo Island Kangaroos, Wallabies and birdlife. Tourists simply love Island Beach and holiday homes here are in strong demand.

Collect your supplies in Penneshaw after disembarking from the ferry and it's only a short 20 minute drive to this magnificent part of the island.

Please note all development is subject to planning consents. Please reach out if you would like a copy of the planning policy specific to this location.

The adjacent home to the west is also for sale should you prefer to buy established and perhaps reserve this block for your own future use.

Please reach out - we welcome your enquiry.

SPECIFICATIONS:

CT: 5503/148

Zoning: Rural Shack Settlement

Council Rates (24/25 Fin Yr) \$1058.43 p.a.

Emergency Services Levy \$58.15 p.a.

SA Water: \$TBC NOT Connected

Disclaimer:

Whilst all information has been obtained from sources we believe to be accurate, it cannot be relied upon and we accept no liability for any errors or omissions (including but not limited to a property's land size, building size floor plans, building age and condition). All interested parties should seek and obtain independent advice.

Access and inspection of this property is at your own risk. S&S Property and Projects accepts no responsibility for any loss, accident or injury or other liability incurred during the course of inspecting this property.