

**7/8 Holland Court, Allendale East, SA, 5291**

**Land For Sale**

Tuesday, 31 December 2024



7/8 Holland Court, Allendale East, SA, 5291

Type: Land



Toni Gilmore  
0402356905

## THE PERFECT MIX OF COUNTRY AND COAST

Nestled in the serene township of Allendale East, Kingsley Estate offers the perfect balance of peaceful country living with easy access to local attractions. Located just 5 minutes from the pristine beaches of Port MacDonnell and only 15 minutes from the heart of Mount Gambier, this is the ideal location for those seeking a quieter lifestyle without compromising on convenience.

The estate is fully serviced with timber fencing, power, STEDS connection, NBN Fixed Wireless internet available, and bitumen roads with kerbing and street lighting, ensuring comfort and connectivity for modern living.

Kingsley Estate is within walking distance to the Allendale East Area School (Preschool Year 12) and the Allendale General Store. Port MacDonnell, known for its exceptional rock lobster, fishing, boat ramp, and recreational activities, is just a short 5-minute drive away. The town also offers a rural transaction centre, library, hotel, and sporting facilities including football, netball, golf, and lawn bowls.

A 15-minute drive to the north brings you to Mount Gambier, where you'll find all the amenities and attractions of this vibrant regional hub. Mount Gambier Airport, located just 25 minutes away, provides flights to Adelaide and Melbourne. With a \$54 million dollar sporting and recreation hub currently under construction, it's clear that Mount Gambier is a thriving and progressive destination.

For nature lovers and outdoor enthusiasts, this area is a true haven. From the captivating Piccaninnie Ponds to the Glenelg River, just 20 minutes to the east, adventure awaits with fishing, water skiing, and canoeing. Explore a variety of stunning natural attractions, including:

The Little Blue Lake

Mt Schank

Canunda National Park (ideal for 4WD enthusiasts)

A spectacular coastline perfect for surfing, diving, and snorkelling

Glenelg National Park, a paradise for bushwalking and nature lovers

Kingsley Estate is your opportunity to build the lifestyle you've always dreamed of. The allotment spans 1813m<sup>2</sup>, providing ample space for your new home and a shed to store all your outdoor gear. The possibilities are endless, with a relaxed country community and easy access to all the outdoor adventures you could wish for.

Give your family the lifestyle they deserve make Kingsley Estate your new home today.

### Extra Information:

Council Rates / Approx. \$1,386.00 p/a

Emergency Services Levy / Approx. \$59.45 p/a

Land Size / 1813m<sup>2</sup>

Council / District Council of Grant

Zoning / Township

### Disclaimer:

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain

their own legal advice. Please read the Consumer and Business Services Form R7 [http://www.cbs.sa.gov.au/assets/files/form\\_r7\\_warning\\_notice.pdf](http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf) in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.