

9 Potomac Place, Ceduna Waters, SA, 5690



Land For Sale

Monday, 18 November 2024

9 Potomac Place, Ceduna Waters, SA, 5690

Type: Land

Well-Established Property Ready for Your Dream Home

Nestled in the peaceful, family-friendly neighbourhood of Ceduna Waters, this well-established property offers a unique opportunity to build your dream home and start your next chapter in a prime location. Situated at the end of a quiet cul-de-sac, with welcoming neighbours, this block is the perfect canvas for your future.

What's Already Done?

Most of the hard work is already in place. The property comes with pre-approved house plans for a spacious 345m² two-story kit dwelling. The home is designed with 5 bedrooms, 2 bathrooms, and a huge living space-ideal for families or anyone looking to build their ideal lifestyle in Ceduna Waters. The kit dwelling is an economical way to create your dream home, offering a shell structure that simply requires the addition of plumbing, electrical systems, walls, windows, and doors. To learn more, check out the plans and an informative YouTube video by searching for "The Valley View 345."

Please note plans are approved and included.

Shed & Workshop:

For those who need space for toys, tools, or vehicles, this property features an impressive 22m long x 12m deep x 6m high shed, with 4.1m high roller doors across four of the six bays. Whether you're housing cars, boats, trucks, or caravans, there's plenty of room. The shed's concrete flooring is engineered for heavy-duty use, with 180mm-200mm thickness in the 4 central bays, and 100mm-140mm thickness at the ends, ensuring it can support even the heaviest of vehicles. The electrical setup includes 300-watt LED lighting inside and out, all on separate switches to save energy when not in use, as well as 3-phase power and multiple 15 amp power points. Two retaining walls have been constructed at each end of the shed, with one end allowing for a lean-to extension for additional storage or shelter for a caravan.

Water & Sustainability:

This property has been set up with sustainability in mind. It features 6 x 30,000L water tanks, along with a 3000L tank catching runoff from the garden shed, providing a total water holding capacity of 183,000 litres. The water system is designed with two pumps and a wet system, ensuring you'll never run short of water. There's also an Enviro septic system, already installed and approved, ready for when you build your new home.

Additional Features:

- 📍 A brand-new 5m x 3m garden shed with a 7m x 5m concrete floor, perfect for storing garden tools or other equipment.
- 📍 Block has been developed to this point from a blank canvas over the last 18 months.
- 📍 CCTV security cameras provide peace of mind, with four strategically placed cameras in and around the shed.
- 📍 The garden has already begun with the planting of fruit trees and lawn, and there's space to add a shade house at the back of the property.

Why Choose 9 Potomac Place?

The owners have meticulously developed this property, ensuring everything is done to a high standard with no corners cut. From the well-thought-out shed to the sustainable water and septic systems, everything is in place for you to build, move in, and enjoy life in this beautiful, quiet location.

Don't wait-properties like this don't come around often. Contact Elaine today to secure this already well-established property and start planning the home and lifestyle you've always dreamed of in Ceduna Waters.