

10 Piccadilly Crescent, Piccadilly, SA 5151

HARRIS

Sold Residential Land

Wednesday, 23 August 2023

10 Piccadilly Crescent, Piccadilly, SA 5151

Area: 6 m2

Type: Residential Land

\$965,000

Piccadilly is God's country and this secluded parcel - with some 15 acres, a prized northerly aspect and soul-soothing vineyard views at its beck and call - is a slice of Hills heaven, ready to spring your architectural dream build to life. Hiding from the world to carve out a rare sense of refuge just 12 minutes up the freeway and only a few minutes from the Uraidla and Crafers pubs, and Stirling's cafes, shopping and boutiques. This gently undulating piece of paradise - with bore and electricity provisions on hand - is the answer to your off-grid dreams (STCC). The gentle elevation of 25m, rises from the bottom of the block up to the highest point (near the diagonal track), covering a distance of roughly 300m. Follow the cleared car tracks to see how the extensive flora of native vegetation attracts butterflies, birds and plenty of native wildlife in droves and creates a heightened sense of privacy and protection on a parcel waiting to be curated to your liking. With an array of perfect places to build, you'll have architects climbing over each other to design a home that utilises its outlook, orientation and fertile earth to efficient, sustainable effect. Whether you take the freeway or a more scenic route via Summertown, it's hard to believe that the likes of Burnside Village stand within a 20 minute drive. In your private paradise one moment. Amongst the action the next. More to love: • Set at the end of Piccadilly Crescent • Go completely off-grid or connect to local services • Approval for bore • Close to a range of schools, including Crafers Primary School, Uraidla Primary School, Aldgate Primary School and Heathfield High School • And more Specifications: CT / 5453/922 Council / Adelaide Hills Zoning / Productive Rural Landscape Land / 60700m² Council Rates / \$1,627pa Emergency Services Levy / \$375pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Crafers P.S, Uraidla P.S, Aldgate P.S, Heathfield P.S, Heathfield H.S 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409