

**107 Barrage Road, Goolwa South, SA 5214**

**Sold Residential Land**

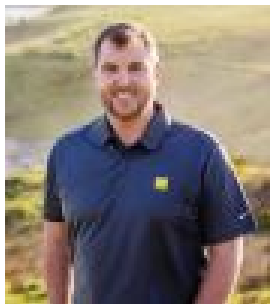
Wednesday, 7 February 2024



107 Barrage Road, Goolwa South, SA 5214

Area: 681 m<sup>2</sup>

Type: Residential Land



Nathan Fry  
0885552626



Nici Casey  
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## Contact agent

Expressions of Interest - Those with a keen eye for prime real estate recognise the value and limited opportunity to acquire property in this prime and tightly held riverfront location. This one in particular has been held in the family since 1951. Enjoying sweeping views from the Goolwa Regatta Yacht Club, Goolwa Wharf, Hindmarsh Island Bridge right around to the Goolwa Barrage and Sand Dunes in the distance - This is without doubt one of the best positions along Barrage Road. The generous allotment of 681sqm with approximately 16.48 metres street frontage to Barrage Road provides plenty of room to build your dream home. The property falls under the Suburban Neighbourhood Zone, which also opens up potential opportunities for subdivision and redevelopment of the site subject to consents. The zone allows for a minimum site area of 350sqm for a semi detached dwelling with a 8m frontage and a 200sqm site area for a row dwelling with a 7m frontage. As this chapter comes to an end for the current vendors, here is a once in a lifetime opportunity for you and your family to secure this absolute prime riverfront position - opportunities like this rarely present. Expressions of Interest close Wednesday 31st January 2024 (Unless Sold Prior). Please note: In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data to help with your price research. Property Details: Council | Alexandrina Zone | N - Neighbourhood Land | 681sqm (Approx.) Council Rates | \$3,160.65 pa Water | \$74.20 pq ESL | \$126.20 pa Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect - RLA298107.