

**11 Tern Court, Point Boston, SA 5607**

**HARRIS**

**Residential Land For Sale**

Saturday, 25 November 2023

11 Tern Court, Point Boston, SA 5607

Area: 813 m2

Type: Residential Land



Rachel Hawkins  
0429682227

**\$85k**

20 minutes from Port Lincoln you'll find picturesque Point Boston, a wonderful development area that offers you the opportunity to build your dream home and create the coastal lifestyle you've been looking for. Not only does this allotment have the perfect elevation to take advantage of the stunning 180 degree views, it is one of the few duplex allotments that will allow 2 dwellings to be built on the same block. A short stroll to the Esplanade where you have direct access to the white sandy beaches and walking trails of Point Boston, this allotment is full of potential for someone to build their dream home. Point Boston is becoming increasingly popular, and for good reason. Prime land with ocean views such as this one are hard to come by, and now is your opportunity to own a slice of paradise. What you'll love..- Duplex allotment that allows 2 dwellings built on the one block- Great location with views- Generous 813sqm allotment- Easy access to walking trails and beaches- Perfect blank canvas for your dream home or holiday home- Only 20-minute drive from the heart of Port Lincoln

Specifications: CT / 6087/913 Council / Lower Eyre Peninsula Zoning / N Land / 813m<sup>2</sup> Frontage / 20.85m Council Rates / \$857.43pa Community Rates / \$240pq Community Manager / Whittles Strata Management Emergency Services Levy / \$50pa Nearby Schools / Poonindie Community Learning Centre, Port Lincoln Junior P.S, Kirton Point P.S, Lincoln Gardens P.S, Port Lincoln H.S, Tumbay Bay Area School, Cummins Area School

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