

**17 Scott Road, Langhorne Creek, SA 5255**

**HARRIS**

**Residential Land For Sale**

Friday, 5 April 2024

17 Scott Road, Langhorne Creek, SA 5255

Area: 1013 m<sup>2</sup>

Type: Residential Land



Sally Ness

0883394222

## Contact Agent

Nestled in the heart of wine country, this expansive 1079m<sup>2</sup> parcel of land awaits the realization of your dream home. Tucked away on a tranquil no-through road, it offers peace and privacy while still being within walking distance of essential amenities such as a general store, hotel, footy oval, and netball courts. Opportunities like this are rare in our serene country town, and securing this allotment would be a solid investment for your future. Imagine the endless possibilities for creating your ideal lifestyle in such a picturesque setting. And after a day of designing and planning, unwind with friends at one of the local wineries, or explore nearby townships like Strathalbyn or a day on the river at Wellington. Specifications: CT / 5431/328 Council / Alexandrina Zoning / RuS Land / 1013m<sup>2</sup> (approx) Frontage / 20.16m Council Rates / \$816.85pa Emergency Services Levy / \$59.60pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Eastern Fleurieu Langhorne Creek Campus, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Eastern Fleurieu Strathalbyn R-6 Campus, Eastern Fleurieu Milang Campus, Mount Barker H.S, Murray Bridge H.S, Oakbank 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