

19/1 South Punyelroo Road, Punyelroo, SA 5353



Residential Land For Sale

Wednesday, 29 May 2024

19/1 South Punyelroo Road, Punyelroo, SA 5353

Area: 430 m2

Type: Residential Land



Ali Burdett
0428972870



CE Property Group

\$399,000 - \$435,000

Engaging views of the mighty Murray River cliffs to the east and billabong views to the west. Build your dream home or use the Council Approved Plans and save time and money. The river provides the exciting water action and the billabong is perfect for canoeing. PROPERTY HIGHLIGHTS INCLUDE: • Absolute Riverfront position • Rectangular shaped building allotment with secure fencing • Forever Tenure- automatic renewal each term of a 5yr lease • Retaining wall reinforced at a cost of \$60,000 • Council approved house plans prepared, with fees and charges of \$11,000 already paid • Approx 100 sq metres of heavy-duty pavers, which cost \$4800, stacked and ready to be used • Cleared view of billabong • River water pump and pipe installed • Water licence • Handy location on the Adelaide side of the river Call NOW on 0488 972 888 for more information or to arrange a private inspection. Country Estates Realty Pty Ltd trading as CE Property Group RLA100925 Disclaimer: We the agent, make no guarantee the information is without mere errors and further that the purchaser ought to make their own enquiries and seek professional advice regarding the purchase. We the agent, are not the source of the information and we expressly disclaim any belief in the truth or falsity of the information. However, much care is taken by the vendor and our company to reflect the details of this property in a true and correct manner. Please note: neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only.