

2/133 Main Street, Lobethal, SA 5241

Sold Residential Land

Saturday, 30 September 2023

2/133 Main Street, Lobethal, SA 5241

Area: 1170 m2

Type: Residential Land



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\$270,500

Located at the end of a quiet lane, this block has to be on your short list if you are ready to build that dreamy cottage! Uninterrupted views across neighbouring fields provide a pretty northerly aspect to this lovely spot. There are a couple of established trees providing cool shade and a ready made framework for your future garden. Best suited to a smaller home, this block is flat and offers a couple of nice outlooks. Take advantage of the beautiful northern aspect in your new design or perhaps you might focus on a spacious garden outlook to the west. The current owner has already started the building and design process with a builder. Importantly, this will save you both time and money if you like the owners design. Kookaburra Homes would be excited to continue the build journey with you and welcome enquiries to Dylan August, 0429 123 919. The proposed home facade and floor plan are showing in the photos. There is no obligation to build with Kookaburra Homes - just a \$\$\$ saving opportunity if speed is required. BUYERS PLEASE NOTE: 1.) The Adelaide Hills Council have identified the building envelope (335sqm) which must be adhered to. Council also requires you to work around the existing mature trees. 2.) The block has multiple easements. You can only build in one spot. Please read the councils development agreement which can be downloaded at www.savance.com.au. 3.) All building and development is subject to normal council/govt approvals. Property details:- Block approx 1170sqm. Only 335sqm allowed for house. Refer to plans:- Mains water is connected.- Sewer connection point on site.- Power is also connected and ready to draw down to the site. - Bitumen road & kerbing already in place.- Council development agreement applies - AG10693949. - Single storey homes only permitted on site as per development agreement.- All relevant documents are showing on the Savance website. Please go to www.savance.com.au to download your copy. *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.