

22-30 Melleray Court, Ob Flat, SA 5291

Residential Land For Sale

Saturday, 4 May 2024



22-30 Melleray Court, Ob Flat, SA 5291

Area: 5114 m2

Type: Residential Land



Ben Ransom

0400870362

\$255,000 to \$280,000

Sizable land allotment within five minutes' drive to town, blank canvas to create your own dream oasis that's not limited by space, whether it be house, shedding, pool, tennis court, cricket net, whatever your recreational desires are there is the room to put it. Situated in the corner of a quiet cul-de-sac among other quality-built homes with a small street frontage entrance, the land can be made to be private and secure with a depth of approx. 103 meters and total area of approx. 5114m². Iron sheeted post and rail fencing down one side, rural fencing on the other three with a gated entrance. Walk the dog and take the kids just a 5-minute walk to the end of McCormick Road is the Blue Lake Native Nature Reserve edge of the iconic Blue Lake. Electric services in the street, water connected, sewage would need to be, septic or enviocycle subject to council wastewater management approval. Ready for immediate transfer, shipping container currently located on the block can be negotiable. Extra Information: Council Rates / \$1611.09 p/a 2023/24 SA Water Supply Charge / \$74.20 p/qtr Land Size / 5114m² Council / Mount Gambier City Council Zoning / Suburban Neighbourhood 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 advice. Please read the Consumer and Business Services Form R7 http://www.cbs.sa.gov.au/assets/files/form_r7_warning_notice.pdf in reference to any financial or investment advice contained within this communication. Liability limited by a scheme approved under Professional Standards Legislation.