

22 Bolger Way, Encounter Bay, SA 5211

Residential Land For Sale

Tuesday, 11 June 2024



22 Bolger Way, Encounter Bay, SA 5211

Area: 792 m2

Type: Residential Land



Ben Heaslip
0885523744



Rob Heaslip
0885523744

\$190,000 - \$210,000

Fantastic coastal opportunity to build your dream home or holiday escape! Positioned in the elevated section of Encounter Bay, one of South Australia's most loved seaside destinations. Offering stunning ocean views towards Victor Harbor coastline, Granite Island & Causeway with Port Elliot in the distance. Being close to foreshore with boat ramp, esplanade walking/ bikeway, and popular eateries. It's also a great starting point to explore well-known hiking trails up The Bluff and along Petrel Cove, connecting to the Heysen Trail. A short drive from all local schools and central Victor Harbor for shopping and general services. FEATURES: * Generous (approx.) 792sqm allotment * Approx. 18m street frontage | 44m depth * Services available or connected (Water, Sewer & Power) Certificate of Title Volume 5369 Folio 748. Zoned Hills Neighbourhood (HN), refer to South Australia Property & Planning Atlas for zoning and policy information. *SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA) *SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA) Live or holiday on this beautiful part of the South Coast. For more information contact; Ben Heaslip 0439 860 891 ben.heaslip@screalty.com.au Rob Heaslip 0439 995 760 rob.heaslip@screalty.com.au Disclaimer - Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. South Coast Realty will not accept any responsibility should any details prove to be incomplete or incorrect.