

23 Dolphin Drive, Marion Bay, SA 5575

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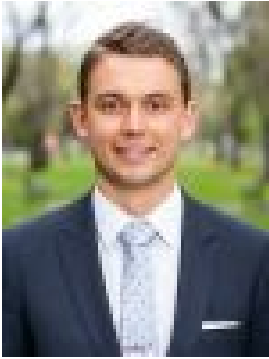
Sold Residential Land

Friday, 8 December 2023

23 Dolphin Drive, Marion Bay, SA 5575

Area: 640 m2

Type: Residential Land



Jack Hodgson
0423029621



Josh Biggs
0407604041

\$166,000

640m² of the Yorke Peninsula moments from the sand - 23 Dolphin Drive is a once in a lifetime opportunity to secure your own piece of Marion Bay and create something magical. A prime address to disconnect from the world, decompress, and forge cherished memories with your nearest and dearest, the flat block is the ideal allotment to start building your dream. Whether it's an obsession-worthy holiday home, a long-awaited sea-change, or a clever short-stay investment (STCC), it's sure to be something incredible. A quick walk along the sand delivers you right to Marion Bay, where you can walk the jetty, visit friends staying in town, or say hello to the locals, with the General Store and Tavern ready to provide supplies and pub meals. If you feel like an adventure, you're right on the doorstep of world-class surf, sun and sand across Innes National Park, ready for days spent exploring before returning to your own private haven. Your piece of heaven, certain to be a source joy for generations to come - get ready to start dreaming. Specifications: CT / 6087/625 Council / Yorke Peninsula Zoning / RuS Land / 640m² Council Rates / \$271.49pa Emergency Services Levy / \$58.50pa Encumbrance Fee & Sewer Charge / \$296.19pa Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Warooka P.S, Yorketown Area School, Minlaton District School, Stansbury P.S, Curramulka P.S. 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