

**26 Cunliffe Street, Macclesfield, SA 5153**



**Sold Residential Land**

Wednesday, 27 September 2023

26 Cunliffe Street, Macclesfield, SA 5153

Area: 803 m2

Type: Residential Land



For Sale By Owner SA RLA

0488847018

**\$265,000**

The Phone Code for this property is: 13249. Please quote this number when phoning or texting. Nestled in the serene heart of the Adelaide Hills, this remarkable 803m<sup>2</sup> allotment in picturesque Macclesfield beckons you to create your dream haven. This generously sized parcel of land gently slopes and offers an impressive 27m frontage, providing a captivating north-eastern vista of a lush treelined valley. Just a leisurely stroll away lies the charming and recently revitalized main street, offering an array of amenities and activities. Here, your imagination can flourish - whether crafting your ideal residence, a countryside escape, or a retreat for Airbnb guests. With an asking price of just \$265,000, this allotment not only remains budget-friendly but also delivers exceptional value in today's ever-evolving real estate market. Here's why you'll fall in love with it:

- **Tranquil Oasis:** Relish the serenity of this tranquil locale.
- **Community Bonds:** Join a warm and welcoming neighbourhood that feels like an extended family.
- **Township Convenience:** Walk to the local café, general store, hotels, school, recreational grounds, and sporting facilities.
- **Just a 15-minute drive** from the bustling Mount Barker Town Centre, offering an array of amenities.
- **A mere 18-minute drive** transports you to the historic charm of Hahndorf.
- **Enjoy proximity** to renowned wine regions like Adelaide Hills, McLaren Vale, Currency Creek, and Langhorne Creek. And the allure doesn't end here. This allotment embodies a truly special canvas for your future dwelling. Contour plans and soil tests are available for the new owner, making your journey towards building your dream oasis even smoother. Are you a first home buyer building a new home? You may be entitled to receive various grants, relief and schemes administered by RevenueSA. First home buyers building a new home can take advantage of the State government's First Home Owner Grant of up to \$15,000 and reduce stamp duty to \$0 with stamp duty relief on the transfer of land (a savings of up to \$10,000). That's a combined benefit of up to \$25,000. Visit the RevenueSA website to check your eligibility.

CT | 5095/765 Council | Mount Barker District Land size | 803m<sup>2</sup> Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.