

**28-32 Cormorant Drive, Boston, SA 5607**

**HARRIS**

**Residential Land For Sale**

Friday, 10 May 2024

28-32 Cormorant Drive, Boston, SA 5607

Area: 1 m2

Type: Residential Land



Rachel Hawkins  
0882023500

**\$250k-\$260k**

Nestled in the scenic rural landscape on the northern outskirts of Port Lincoln lies the serene 28-32 Cormorant Drive, peacefully nestled within the charming township of Boston. This location offers close proximity to some of nature's most exquisite wonders, including the tranquil waters of Boston Bay, the inviting paths of the Parnkalla Walking Trail, and a local playground that enhances its family-friendly atmosphere. This property epitomises the essence of rural living, providing a perfect blend of natural beauty and potential. The land features clear spaces awaiting your imaginative touch to embark on the exciting journey of crafting your dream home and accompanying shed. Yet, the allure of this property extends far beyond its practical advantages. Scenic rural vistas adorn the surroundings, inviting you to immerse yourself in the serene charm of the countryside. Trees scattered across the property offer a magical playground for young explorers, fostering boundless imagination and creating cherished childhood memories. Adding to its appeal is its exceptional proximity to local attractions and conveniences. A mere 3-minute drive leads you to the beach and the beginning of the scenic Parnkalla Walking Trail. Within just 4 minutes, you can access the Lions Park Picnic Spot and Playground for leisurely family outings. And in a quick 6-minute drive, water enthusiasts can reach the Axel Stenross Boat Ramp. North Shields is only an 8-minute drive away, while the vibrant Port Lincoln CBD and Shopping Centre are within easy reach in just 9 minutes. Specifications: CT / 6273/832 Council / Lower Eyre Peninsula Zoning / RULLand / 10000m<sup>2</sup> (approx) Council Rates / \$1,048pa Emergency Services Levy / \$87pa Nearby Schools / Port Lincoln P.S, Port Lincoln Junior P.S, Kirton Point P.S, Lincoln Gardens P.S, Poonindie Community Learning Centre, Port Lincoln H.S, Tumby Bay Area School, Cummins Area School 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