

# 3-4 Par Court, Port Hughes, SA 5558

**HARRIS**

## Residential Land For Sale

Saturday, 9 December 2023

3-4 Par Court, Port Hughes, SA 5558

Area: 530 m2

Type: Residential Land



Tim Hosking



Craig Costello  
0448212066

**\$180k**

Rare opportunity to own a 530sqm parcel in the prestigious Stage A of the Dunes residential estate, offering an enviable coastal lifestyle just a stone's throw from prime locations in Port Hughes. Located within easy walking distance of the stunning South Beach, Tavern, General Store, jetty, boat ramp, Deck Cafe, and the renowned Dunes Golf Course. This parcel of land boasts two titles and approvals, perfectly set up for a duplex development. Whether you envision two single or double-story dwellings, the flexibility is yours. Furthermore, the council supports merging the titles to allow a single large home should you desire, offering the utmost in adaptability and potential. The Dunes residential estate has flourished, witnessing remarkable growth in recent years, with an influx of new homes under construction. The area offers an irresistible blend of coastal serenity and modern amenities, making it an ideal destination for those seeking a relaxed yet vibrant coastal lifestyle. Two adjacent titles are a rare opportunity for a family, friends or a syndicate to secure and control the development... perhaps live in one and BNB the other, or rent out both giving the flexibility to accommodate larger groups with 2 residences. The pair of parcels is for sale as advertised. Single parcels may be negotiated at \$99,000 each. A local award winning builder has done a design for a pair of single storey dwellings, the vendor also has plans for 2 storey available upon request. Don't miss out on the chance to create your dream coastal haven or an exceptional investment opportunity in this sought-after location. Embrace the beauty, convenience, and promising potential of coastal living at its finest! Specifications: CT / 6073/587 & 6073/588 Council / Copper Coast Zoning / GCE Land / 530m<sup>2</sup> Frontage / 20.36m 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. RLA | 226409