

**31 Wagtail Way, Mount Barker, SA 5251**



**Sold Residential Land**

Friday, 1 September 2023

**31 Wagtail Way, Mount Barker, SA 5251**

**Area: 551 m2**

**Type: Residential Land**



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**\$205,000**

Here is your chance to secure one of the final allotments in this fabulous pocket of Adelaide Hills offering an expansive 551m<sup>2</sup> (approx) allotment and a sought-after 'Clover Park' address. Bask in the tranquillity of a tree-shrouded, peaceful street, presenting a perfect canvas for your dream family home complete with an expansive backyard oasis (STCC). Graced with the title of UDIA SA's "Best Residential Development 2022", Clover Park, a bespoke project by SA's own Lanser, has emerged as a magnet for families yearning for a seamless fusion of convenience and nature's splendour. Torrens Title allotment, titled and ready to settle straight away- Versatile corner allotment of 551m<sup>2</sup> (approximately)- Located in 'Clover Park'; an award-winning development- One of the final land allotments in this entire development- Surrounded by high-quality homes in a tightly-held community- Build your dream home (STPC) with your choice of builder- Potential to capitalise on the FHB Grant of up to \$15,000 (stnc)- A short drive to retail centres and essential services- Only a 35-minute drive down the expressway to the city- Exposed to farm markets & vibrant Gawler Street

All information has been obtained from sources we deem to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accept any liability for errors, omissions or oversights. Any reference to development, subdivision or renovation is subject to planning consent and any reference to land or building sizes are approximate. It is recommended any interested parties conduct their own due diligence. If this property is scheduled for Public Auction, the Form 1 (Vendors Statement) will be available for 3 business days prior to the Auction at our premises, and for 30 minutes prior to the commencement of the Auction. "stpc" stands for "subject to planning consent" RLA325330.