

328 Cudlee Creek Road, Cudlee Creek, SA 5232



Residential Land For Sale

Thursday, 16 November 2023

328 Cudlee Creek Road, Cudlee Creek, SA 5232

Area: 42 m2

Type: Residential Land



Mohit Gupta
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James Casserly
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Expressions of Interest !

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this rural gem of a property ready for you to build your dream home / business. A true change in the truest of senses. Welcome to 328 Cudlee Creek Road, Cudlee Creek. Set on a massive allotment of approximately 42.37 hectares of easement and encumbrance free land; possibilities are endless in this tucked away pocket of the Adelaide Hills. There are currently 2 areas of approximately 1000sqm and 2500sqm each of flat land ready for you to build and call home or run a business from should you wish. With approximately 2 acres of added land suitable for residential use or potential farmland on the property there will be enough of a veggie patch for the keenest of gardeners, with ample fruit trees already present such as pears, apples, chestnuts, cherries, lotus, grapes and mandarins; while also providing enough space for those who love various kinds of livestock. Located just off of Cudlee Creek Road and within close proximity to The Cudlee Cafe, Gorge Wildlife Park, Paracombe and Paracombe Pony and Equestrian Club as well as local amenities, eateries and wineries at both Gumeracha and Lobethal (10 and 6 minutes drive respectively.) Please note: • There are no easements or encumbrances on the property. • At present there are 2 areas of approx. 1000sqm and another approximately 2500sqm flat land suitable for residential or commercial use (Subject to planning consent) plus another approximately 2 acre flat patch of land. • Concrete water tank located on the property • Current water license with a bore in place. • Dam on the property With an opportunity such as this, an in person inspection is an absolute must and all your questions can be directed to Mohit Gupta of Ray White Modbury on 0421 472 034. DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 322341