

41 Trevena Road, Tailem Bend, SA 5260



Residential Land For Sale

Tuesday, 28 November 2023

41 Trevena Road, Tailem Bend, SA 5260

Area: 1220 m2

Type: Residential Land



Matthew Lee
0883533000

\$130,000

This 1220 square metre vacant land presents substantial opportunities for development. The expansive town allotment with a wide 27.96 metre frontage is perfect for creating a family-sized lifestyle home, featuring ample space for garaging and outdoor improvements. Alternatively, consider the potential of developing it into three row dwellings, subject to the approval from the Coorong Council. Tailem Bend, situated just over an hour's drive from Adelaide, is a riverside town boasting a family-friendly community. Offering various amenities, including local shops, a primary school, kindergarten, country pubs, a hospital, parks, gardens, and numerous sporting clubs and community organisations, Tailem Bend has become renowned as South Australia's motorsport town due to its proximity to the Shell-V Motorsport Park. Tailem Bend is surrounded by the towns of Murray Bridge, Strathalbyn, Langhorne Creek, and Meningie. It acts as the gateway to both the Coorong and the Limestone Coast. An excellent opportunity not to be missed by owner-occupiers and investors alike.

Property Highlights:-A substantial 1220m² allotment with potential subdivision into three 400m² semi-detached/row dwellings (STCC).-27.96 metre frontage-Central location for convenience.-Mains water connected.-Near-level landscape, ideal for development.-CWMS connection available to the rear of the property-Power available from the street (three-phase power nearby - contact SA Power networks).-Two street frontages, with rear access via an unsealed Hutt Street.-The Coorong Council's second-year footpath strategy plan aims to link the property with the main street, RSL, the football oval, and the primary school

Zoned: Neighbourhood (N)
Council: Coorong District Council
Council Rates: \$1162 per annum
Contact Agent for any further details: Matthew Lee, Michael Kris Real Estate RLA 212749