

**455 Womma Road, Penfield, SA 5121**

Smallacombe

**Residential Land For Sale**

Thursday, 4 April 2024

455 Womma Road, Penfield, SA 5121

Area: 2 m2

Type: Residential Land



Henry Vong  
0423245373

## Contact Agent

~ Expressions of Interest closing Monday 20th May @ 5:00pm (unless sold prior) ~This is a fantastic opportunity to acquire a large 2-hectare (approx. 5 acres) of prime fertile rural land, ideal for crops and potential future developments (subject to consents). Situated in a commercial farming district only a few minutes' drive to Virginia's town centre, and close to Elizabeth City Centre shopping & amenities, public transport and the Northern Expressway for easy commuting. This property is located next door to the popular Vietnamese temple - Upeksa Meditation Village. There's a good selection of schools along with many parks and recreational facilities all within easy reach. The portion of this land on offer comprises: \* 2 hectares (approx. 5 acres) \* 49 broken glass houses \* 10 shade cloth greenhouses \* 16 old plastic greenhouses \* 2 sheds \* Water tank \* Mains water and electricity supply Create a venture to suit, such as a community centre or warehouse storage facilities (subject to consents) or expand your farming/market garden business ~ currently producing basil and zucchini. Sited in a very high demand area for locally grown crops, there are options for the new purchasers to continue leasing out the facilities until potential plans are approved or to take over the farm on settlement. Vendors are retiring and keen to sell, please call Henry Vong on 0423 245 373 to discuss further. Council: City of Playford Land Size: 2 hectares (approx. 5 acres) Zoning: Rural Horticulture.