

**5 Summer Hill Drive, Crafers, SA 5152**

**HARRIS**

**Residential Land For Sale**

Wednesday, 22 November 2023

5 Summer Hill Drive, Crafers, SA 5152

Area: 5900 m2

Type: Residential Land



Tamara Gertig  
0401219706

**\$400k-\$440k**

Discovering land in Crafers is one thing, but uncovering over 1.5 acres that seamlessly melds with Cleland Conservation Park and Mount Lofty's trails creates an entirely unique experience. Envision a ready-to-build plot (with existing approvals) that exudes enchantment, nestled amidst the abundant wildlife of the Hills. Towering trees create a haven for koalas, while the picturesque western sunset adds to the allure. Privacy reigns supreme here, with only the afternoon sun gracing this space. It's almost inconceivable that the CBD lies just 14km away from this property, proudly situated within a Hills Face Zone, offering captivating ocean vistas from its highest point. The possibilities are boundless, subject to council approval, on this blank canvas awaiting a home (STCC) that seamlessly blends indoor and outdoor living. Picture glass structures, multiple levels, and treetop terraces - it's time to engage an architect. Any leisure moments spent away from home can be relished right on your doorstep. Direct access to the renowned tracks leading to Mount Lofty's Summit and Botanic Gardens ensures endless exploration. Despite its serene setting, convenience remains within reach. Proximity to Crafers, nearby Stirling, and easy access to the CBD via the freeway solidifies the deep connection to nature without the usual seclusion. It's truly a different kind of living. Additional reasons to adore this property:- Walking distance to Mount Lofty Gardens- Short drive from Crafers Primary School- Two-minute drive to The Crafers Hotel at the heart of Crafers- Seconds away from the Crafers 'Park and Ride' for a convenient commute to the CBD- Current owners had approval for rainwater tanks and septic system installation- Mains power is available on the street- And many more enticing features\*\* Contour plan with proposed dwelling location, building floorplan and soil report available. Please email for details. \*\* Upon sale and negotiation of the land the Vendors can provide the following documents to the Purchasers:- Development approval and building rules consent approval- Wastewater approval - Native vegetation Council Approval (Note: significant environmental benefit has already been paid)\*\* House images are of the approved building plans and for illustration purposes only Specifications: CT / 5209/471 Council / Adelaide Hills Zoning / HFLand / 5900m2 Nearby Schools / Crafers P.S, Upper Sturt P.S, Uraidla P.S, Heathfield P.S, Heathfield H.S, Urrbrae Agricultural H.S 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409