

**52 Caledonia Avenue, Woodside, SA 5244**

**Residential Land For Sale**

Monday, 23 October 2023



52 Caledonia Avenue, Woodside, SA 5244

Area: 656 m2

Type: Residential Land



Bill Ferber  
0414587767

**\$250,000 - \$265,000**

Welcome to The Crest at Woodside! This East/West facing block is just perfect for building on and taking in the morning sun on the back deck. The block backs onto a picturesque Reserve offering a building envelope in a park-like setting. Imagine looking through the kitchen/living room windows to your own 10 acre council maintained reserve at the back fence. What could be more idyllic! Kids can run, ride and play. Take a stroll on the walking trail, it's all yours. Fenced on 2 sides. Build what style you want and when you're ready. Power, mains water and sewer are ready to connect. Just 10 minutes to the Woodside shopping Centre or 10 minutes back to Chapmans Shopping in Nairne as well as the entrance/exit onto the south-eastern freeway meaning only 35-minute drive and you're in the city. CALL BILL FERBER ON 0414 587 767 TODAY. Specifications: CT / 6241/100 Council / Adelaide Hills Council Zoning / Productive Rural Landscape. Land / 656 m<sup>2</sup> Council Rates / \$1,202 pa SA Water / \$74.20 pq. 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. Interested parties should make their own inquiries and obtain their own legal advice.