

**6 South Terrace, Kangarilla, SA 5157**

**Raine&Horne.**

**Other For Sale**

Friday, 17 May 2024

6 South Terrace, Kangarilla, SA 5157

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Other**



Paul Clifford  
0885363830



Christie Thornton  
0418768687

## Best Offers (\$690k)

One of the most rare and exciting prospects you'll ever come across. A rural yet far from isolated acre offering three road frontages, a one-owner 81-year legacy, and the potentially rewarding payback to rebuild, repurpose or subdivide (Subject to Consents). Beautifully bound by hills and coast, this rural prize has its feelers out for of the convenient seaside suburban sprawl from Glenelg and Marion to Willunga, the McLaren Vale tourist and wine mecca, and is a fleeting 45 minutes via the Clarendon foothills to the CBD. In short, a tree-change lifestyle or development project, unrivalled. Remove the humble roadblocks - i.e. the old cottage and outbuildings - and what remains will be a predominantly level site to build a complementary modern homestead, to design a worthy B&B escape, or to splice into three or four smaller residential parcels (Subject to Consents.) The infinite rewards will outweigh the work: adjacent to the recreational oval and tennis courts, a 2km round-trip for drop-offs at Kangarilla Primary School, and surrounds blending Kangarilla's small-town serenity with a sprinkling of modern homes already emerging to boost its country spirit. What a radius. It's time to seize an irreplaceable spot along South Terrace. Location: Adjacent Kangarilla Recreation Ground, 4kms to Clarendon, 10kms to Chandlers Hill, 15kms to McLaren Vale, 21kms to Marion Shopping Centre & 31kms to Adelaide International Airport (all approx.) Details: C.T.: 5834/383 Section 439 Hundred: Kuitpo Local council: Onkaparinga Council rates: \$TBA Land area: 4,000m<sup>2</sup> (1 acre) Zone: Township Neighbourhood No access granted to home as deemed uninhabitable with unsafe flooring & asbestos present. Paul Clifford R&H Rural SA 0427 796 144 / Christie Thornton R&H Strathalbyn 0418 768 687. 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 enquiries and obtain their own legal advice.