

**81 Warrengie Drive, Meningie, SA 5264**



**Sold Residential Land**

Saturday, 2 December 2023

81 Warrengie Drive, Meningie, SA 5264

Area: 6210 m2

Type: Residential Land



Adam Hurle - RLA 318694

## Contact agent

**\*\*You may be eligible for Stamp Duty relief on this property PLUS first home owners grant\*\***A generous parcel of land in the developing dress circle of Meningie. Located on the lakefront esplanade of Warrengie Drive.6,210 sqm (1.5 acres approx) in size, 44 metre frontage and a gently elevated topography, build your home amongst quality housing and have plenty of room to move. No time restrictions to build.Water and power available for connection.Land in this area is tightly held, so don't delay in calling exclusive Agent Adam Hurle on 0439 545 193.An easy 90-minute drive from Adelaide, you will find everything you will need in Meningie's community hub straddling the picturesque Lake Albert. Meningie is the place to be for nature or sporting enthusiasts alike, or for those who are just looking for a peaceful place to escape to. In addition to the abundance of water sports or fishing on the Lake, you're just ten minutes to the Coorong National Park, a South Australian landmark of international significance. Meningie has it all: supermarkets, bakery, hotel, cafes and restaurants, area school, kindergarten, bike paths, pony club, oval, bowling club and the 18-hole Lake Albert golf course. The Meningie and Districts Memorial Hospital and Health Services provide the highest quality care, with a 24-hour emergency department, ambulance station, medical centre, aged care facilities, and has four resident doctors plus regular visiting specialists. Public aerodrome, sailing club, so many sport, hobby clubs and interest groups than you could imagine, great shopping, food, culture and so much more!Land: 6,210 sqmZone: Rural LivingCouncil rates: \$505.75 per yearCouncil: Coorong District CouncilWant to know where your property sits in the market?We'll provide you with a free no obligation market update on your home or investment. Call Adam on 0439 545 193 to arrange a property complimentary property appraisal.Whilst every precaution has been taken to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information contained herein and do their own research.RLA318694