

Allotment 1, 2-6 Keyneton Road, Eden Valley, SA 5235

listed

Residential Land For Sale

Wednesday, 12 June 2024

Allotment 1, 2-6 Keyneton Road, Eden Valley, SA 5235

Area: 1200 m2

Type: Residential Land



John Warnock



Jade Letheby
0422761979

\$210,000 to \$230,000

Welcome to Allotment 1, 2-6 Keyneton Rd, John Warnock and the team at Listed Real Estate Lyndoch are excited to present to the market this beautifully positioned parcel of land measuring in at approximately 1,200 squares metres. Situated in the township of Eden Valley, this property is surrounded by incredible views and the very best of what nature has to offer presenting buyers a fantastic opportunity to settle down and build their forever home (Subject to Planning Consent). The front boundary is lined by a well established Grevillea hedge which if utilised correctly, will offer peace, privacy, and a beautiful entrance to your newly built home (STPC). The front portion of the block has a multitude of trees which only adds to the buffer between your nature filled haven and the rest of the world. With land prices in the Barossa and surrounds soaring to new heights each and every day, this property offers an affordable entry point into one of the most desirable locations in the region. More information: SERVICES:- Mains water available - Mains electricity available FENCING: - Front boundary = Grevillea hedge- Left hand boundary = wire farm style fencing - Rear boundary and approximately 10m down the right hand side boundary will be fenced by the vendor prior to settlement (more information upon request)THE LOCATION: Allotment 1, 2-6 Keyneton Road is in proximity to the following:- All information below is approximate- Australia Post, Eden Valley - 1 min | 350m- Eden Valley Hotel - 2 mins | 500m- Mount Pleasant - 14 mins | 17km- Angaston - 17 mins | 19km- Tanunda 21 mins | 23km- Nuriootpa - 25 mins | 27km- Barossa Co-op (Nuriootpa) - 23 mins | 25km- Angaston District Hospital - 16 mins | 18km- Mount Pleasant District Hospital - 14 mins | 17km- Mount Pleasant Farmers Market - 16 mins | 18km- Barossa Farmers Market - 19 mins | 21km- Buyers are encouraged to check distances to all required services to satisfy their needs.MORE DETAILS:- Land size: Approximately 1,200 square metres (please refer to CT)- Zoning: Township - Council: Barossa Council - Title: Torrens Title- Certificate of Title: Volume 6078, Folio 524- Easements: Nil - Council rates: TBA - Emergency services levy: TBA - Water rates: TBASUBMITTING AN OFFER:- Please use our online form to submit an offer - Link: <https://forms.wix.com/f/7031427741773726469>- Please use the QR code in the photo reel or email / text the agent for the link - Interstate enquiries: Facetime and digital inspections available via appointment Quality properties like this are selling quickly in today's market, so don't hesitate and act promptly. Please call John Warnock from Listed Real Estate on 0422 761 979 for more informationListed Real Estate Pty Ltd - RLA 305459John Warnock - RLA 305003Jade Letheby - LSR 312188DISCLAIMER: We the agent, make no guarantee the information is without mere errors and further that the purchaser ought to make their own enquiries and seek professional advice regarding the purchase. We the agent, are not the source of the information and we expressly disclaim any belief in the truth or falsity of the information. However, much care is taken by the vendor and our company to reflect the details of this property in a true and correct manner. Please note: neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make all necessary independent enquiries, inspections, and property information searches, to ensure you are comfortable with your purchase and the specifications of the property. The brochure and floor plan, if supplied, are to be used as a guide only. The photos used for this advert may have been digitally enhanced by third party suppliers.