

**2/32A William Street, Birdwood, SA, 5234**

**Land For Sale**

Tuesday, 1 October 2024

2/32A William Street, Birdwood, SA, 5234

Type: Land



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## Vacant Building block - 583sqm - Lot 13

Looking to build off the grid and rid yourself of power bills? Locally known as "Pipe Lane" this lovely block of land is tucked away on one of Birdwood's little known side streets. As the power is not connected it's the perfect opportunity to design and build that Eco styled, off grid home you have been dreaming about.

Enjoy unparalleled country living and an affordable option to build your first home, investment property or maybe it's time to downsize. This block is perfect for it all!

Weekend delights surprise around every corner in the Adelaide Hills now with new cafes, local markets and welcoming pubs. There is so much to see and do! Leave suburbia behind and join this peaceful community amid rolling hills.

Blocks like this are impossible to find - is it time to make that move?

### SERVICES INFORMATION:

- Power is not available.
- Mains water on site. A pipe for the mains water supply is already laid to the front of the block. The water meter will be supplied by the owners upon settlement.
- Common Effluent connection point on site. When you build your new home, a septic tank must be installed and connected to the existing CED point.

### RATES AND TAXES:

- Council rates \$1571.50 per annum.
- Water Rates \$78.60 per quarter.
- Community lot contribution \$700 per annum.
- Emergency Services \$75.15 per annum.

### LEGAL DESCRIPTION AND ZONING:

- Lot 13 in Community Plan 22333
- CT Volume 6221 Folio 996
- Adelaide Hills Council
- Zoned township.
- No easements or building envelope.
- No time limit for building.
- Community Titled allotment.

### BIRDWOOD FACILITIES:

Home of the National Motor Museum! Primary and High Schools. Child care. Klose's Supermarket. Doctor surgery. Local Hotel. Motel facility. Cellarbrations bottle shop. Podiatrist. Hairdresser. Chemist. Post Office with bank facilities. Coffee Shop - The Fold. Art Gallery. Second hand/antique shop. Lovells Bakery. Ambulance Station. Town Oval with tennis courts, playground + soccer oval. Blumberg Take Away. Gin Bar & Pizzeria. Podiatrist. Tattoo artist. McNeils garden pots. Petrol Station with newsagent/lotto facility. Multiple churches. CFS station. Electricians and more.....

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