

**4/2 Clark Court, Mount Torrens, SA, 5244**

**ADCOCK**

**Land For Sale**

Saturday, 10 August 2024

4/2 Clark Court, Mount Torrens, SA, 5244

Type: Land



Andrew Adcock  
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**Price Guide: \$210,000 - \$230,000**

Pace out your 500sqm parcel of newbuild dreams...

Have you discovered "Dunnfield Estate" yet?

Showcasing rolling views and flanked by quality homes; new-build anticipation is already heightened as you steer into the private laneway, with this 500sqm allotment ready and waiting for you to design your dream home.

Offering unparalleled country living and an affordable option to build your first home, investment property, or downsizer; "Dunnfield Estate" offers morning walks through the reserve, or a ride down the Amy Gillet Bikeway to Charleston or Woodside for a coffee and a catch-up with friends.

Weekend delights surprise around every corner as new cafes, pubs, brewing ventures, festivals and markets change the face of the once sleepy Adelaide Hills. Come home to where suburbia gives way to rolling hills and a peaceful community. Is it time you made the move?

Where better to pace out your lifestyle.

Best offers are being sought now.

- 500sqm level Community Title allotment
- Electricity & common effluent connection to the block
- Mains water connected with tap to the allotment; water meters located on corner of Clark Court and private lane.
- Mount Torrens Christian School & Birdwood Primary School & High School
- 10 minutes to Woodside; 25 to Hahndorf exit for a spin down the freeway
- 30 Minutes to Mount Barker, 35 to Tea Tree Plaza

**Property Information:**

Title Reference: 6280/399

Zoning: Township

Council Rates: \$1,624 per annum (23/24 Rates)

Water Rates: \$78.60 per quarter (meter has been installed and a tap to the block)

Community Road Insurance: \$84.07 per annum (24/25 Rates)

Adcock Real Estate - RLA66526

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