

Lot 1 Clayton Street, Clayton Bay, SA 5256



Lifestyle For Sale

Tuesday, 9 January 2024

Lot 1 Clayton Street, Clayton Bay, SA 5256

Bedrooms: 3

Bathrooms: 1

Parkings: 11

Area: 3 m2

Type: Lifestyle



Sylvia Jemson-Ledger Hills & Fleurieu

Best Offers OVER \$1.8 Mil

A RARE FIND RIGHT ON THE WATERFRONT Approximately 3.72 HA or 9.1 Acres. Situated in Old Clayton overlooking the best stretch of water in Clayton Bay. The property comprises of a two-bedroom home, with kitchen dining and living, one-bathroom, small decked area overlooking the Murray River. The main home area also includes a shed, studio, workshop, large rainwater tank, and a jetty. This property has riparian rights for pumping water out of the river. The property is zoned Rural Residential to the front of the block giving you a potential to subdivide off 13 blocks with council approval plus the Conservation Zoning allowing Multiple Tourist accommodation allotments with council approval. Most of the land has unobstructed views over the river and the subdivision plan has captured that. The Clayton Bay area is a small, quiet town situated on the Murray River, right across from Hindmarsh Island. Clayton Bay has Pier 28 Restaurant with mini mart. Travel to Strathalbyn or Goolwa in approx. 20 minutes and try the Langhorne Creek wineries in 10 - 15 minutes and Milang (just 10 minutes away). This gorgeous property is a mix of the country and the river, just over an hour from Adelaide. The area is a sanctuary for birds with space for exploring! Just a few minutes from the boat ramp and the Boat Club, boating enthusiasts will not be disappointed. PLEASE NOTE VIRTUAL FURNITURE IMAGES HAVE BEEN USED IN THE PHOTOGRAPHY. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833