

# Lot 32, 5 Peregrine Drive, Marion Bay, SA 5575

## Residential Land For Sale

Monday, 15 April 2024

Lot 32, 5 Peregrine Drive, Marion Bay, SA 5575

Area: 5238 m2

Type: Residential Land



Colleen Martin  
0407465535

**\$200,000 to \$220,000**

\* Ready for Immediate Settlement \* Generous & Commanding 5238m2 rural living block in a desirable pocket of Marion Bay \* No time limit to build\* Slightly elevated land exploits the opportunity to simply enjoy the wide-open spaces, with rural aspects, build a home to suit your needs (stcc)\* Services: Footpaths, roads, street lighting, underground power\* Purchasers costs: Rain Water Tanks, & individual "Envirocycle" (septic) system would be installed by the individual purchasers. Enjoy the benefits of Coastal Living, the pleasure of ownership, appealing to a family holiday home, permanent living or as an investment, allows you to enjoy the magic of living by the sea in such a special place \* Escape the hustle and bustle & invest in a lifestyle block in a country beach side paradise \* Live where others holiday... Marion Bay's is a popular Holiday town, home to some of the best beaches in the world. With white sands and clear blue waters, the Innes National Park is right on your doorstep. Fishing & boating around Marion Bay is world class. Beach and jetty fishing are available. Open water fishing by boat is simply awesome. Sensational: • Fishing • Boating • Surfing • Diving • Swimming • Bushwalking • Heritage walks through Innes National Park • Watching the sunrises or sunsets has a lifestyle for that sea change you have been looking for \* Marion Bay Rise is only a few minutes' walk to the Township, Jetty, Boat Ramp & Beach. Marion Bay Rise also caters for people interested in starting a small business. Marion Bay has a lively beach-side tavern, a fully licensed Restaurant with wood fired pizzas and fine wine. Marion Bay's relative seclusion makes it the ideal relaxed lifestyle, or family beach house getaway. Marion Bay nestled on the Southern tip of Yorke Peninsula, approx. 300 km south west of the city of Adelaide • Floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.