

**(Lot 417) 64 Prince Alfred Parade, Hindmarsh Island,
SA 5214**

Harcourts South Coast

Sold Residential Land

Saturday, 11 November 2023

(Lot 417) 64 Prince Alfred Parade, Hindmarsh Island, SA 5214

Area: 1309 m2

Type: Residential Land



Jemma Morris
0423007537

Contact agent

Vacant land primed for the build of your life doesn't often come with 1309sqm approx. of waterside appeal, ready to potentially roll out your island blueprint of freedom. It does on Prince Alfred Parade. On near-level building soil, you'll relish your own private jetty, the quiet of just locals-only traffic breaking the cul-de-sac silence, a streetscape of superior quality homes, and services available. As thoughts drift to boating, you'll have convenient boat ramp access along Ariel Court, and all the room in the world on one of the last-ever opportunities on Prince Alfred Parade to build your dream boat house. Your dreamiest home design is naturally a close second with 39m approx. of water frontage at your mercy. There are so many reasons to choose this tranquil spot - and given it was one of the earlier stages of the Hindmarsh Island development, you'll benefit from a wider allotment, a westerly water aspect, a nature reserve over your shoulder, and close proximity to the Lower Murray mouth and barrage. In a coastal region swarming with those who thrive on relaxation and adventure - hiking, sailing, fishing, swimming and socialising - you've done it all on holiday here; now make it home. More reasons to construct & relax: Rare vacant & level land of 1309sqm approx. 39m approx. water frontage, 10m approx. street frontage Private jetty Situated on a quiet, locals-only cul-de-sac Services connected Boat ramp access nearby High quality surrounding homes Bring your architectural plans & your water toys! **All potential improvements are subject to usual council planning consents. Coorong Quays has so much to offer: The Islanders' Tavern Residents' Clubhouse Residents' reserve Tennis court School bus pickups Communal vegetable garden, Slip ways Caravan storage Playground Fuelling station. Lots of board walks and bike tracks to explore. For more information about Coorong Quays visit the land and information office located on Tolarno Drive, Hindmarsh Island. (just past Islanders' Tavern) Office hours: Monday & Tuesday 2.00pm - 5.00pm Wednesday, Thursday, Friday 9.30am - 12.30pm Alternatively call Jemma Morris direct 0423 007 537 Coorong Quays Land and Information Office is located on Tolarno Drive, Hindmarsh Island