

**Lot 52 Smith Street, Oakbank, SA 5243**

**ADCOCK**

**Sold Residential Land**

Friday, 15 September 2023

Lot 52 Smith Street, Oakbank, SA 5243

Area: 535 m2

Type: Residential Land



Andrew Adcock  
0418816874



Nikki Seppelt  
0883884777

**\$428,800**

Nestled overlooking the coveted Oakbank Golf Club, within the "Fairways Estate" sits Lot 52 Smith Street (Anerley Lane) presenting a prime opportunity to build your dream home on a spacious and level 535sqm allotment. Boasting views over the picturesque golf course - an idyllic backdrop of the rolling fairways that come with residing within this sought after community. Join the lucky few already making once-in-a-lifetime plans. Your path to investment or retirement freedom - this opportunity truly is a hole-in-one. On course you will witness lots of Birdies, a few Eagles, and the occasional Albatross. Buy in... not just for the fairway leisure at your doorstep; but for Oakbank Race Days, catch-ups at Karkoo Nursery, and dinner-dates at the Oakbank Hotel. Key features include:- 535sqm Community Titled allotment- End of quiet bitumen laneway- Water connected (meter at entrance of Anerley Lane)- Power, NBN and mains sewer available- Beautiful views over the Golf Course - Close to local supermarkets and schools- Level, fenced to rear and right hand side- One last opportunity to acquire vacant land in the "Fairways Estate"- Sensible building guidelines to enhance the quality of the development. Property Information: Title Reference: 6264/996 Zoning: Township Council Rates: \$TBA per annum Water Rates: \$TBA per quarter Community Fees: \$180.00 per quarter Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464\* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.