

16 Miels Avenue, Littlehampton, SA 5250

HARRIS

Residential Land For Sale

Sunday, 23 June 2024

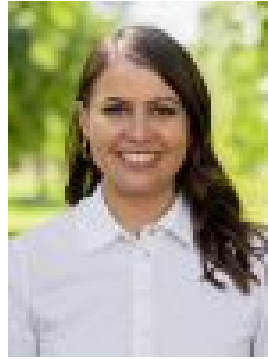
16 Miels Avenue, Littlehampton, SA 5250

Area: 585 m2

Type: Residential Land



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Contact Agent

Best offers by 12noon Wednesday 3rd July (unless sold prior) Tucked away behind Littlehampton village stands the chance to build a Hills home that does justice to its deep-running parcel and postcard-perfect position overlooking a nature reserve and lake. Spanning a 585sqm (approx.) blank canvas that rises ever so slightly toward its rear; a home of two-storey stature (STCC) will duly reward you with a sweeping view that points the compass to Kangaroo Island. A 14m frontage ensures you can be liberal with your facade design without compromising that double garage you've always wanted, while that elongated parcel says, "why not" to a rear pool. In between can be whatever you - and your architect - can dream up on a parcel with services at the ready and a surrounding landscape that changes colour with the seasons. Every season is cellar-door season in these parts, serving names like Lot100, Shaw and Smith, Howard and The Lane within a short drive of a home that puts Littlehampton's gems on its doorstep. This one has your name all over it. More to love:

- A rare chance to build on a cleared, low-maintenance Hills parcel
- Prime position overlooking a tranquil lake and parklands
- Plenty of space to accommodate a large range of floor plans and configurations
- Services to the street
- Ideally placed in a modern, high-growth pocket of Littlehampton
- Walking distance from Littlehampton village and its Medical Centre, Foodland, pub and more.
- Moments from Littlehampton Primary School
- A short drive from historic Hahndorf and Mount Barker's countless conveniences
- Just 20 minutes from the Tollgate

Specifications: CT / 5670/246 Council / Mount Barker Zoning / N Land / 585m² (approx) Frontage / 14m Council Rates / \$1,571pa Emergency Services Levy / \$73.65pa SA Water / \$74.20pq Nearby Schools / Littlehampton P.S, Mount Barker P.S, Nairne School - Preschool and Primary, Mount Barker South P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409