

**32 Martin Street, Moonta Bay, SA 5558**

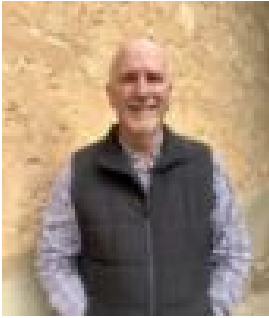


**Residential Land For Sale**

Monday, 8 July 2024

32 Martin Street, Moonta Bay, SA 5558

Type: Residential Land



Tim Hosking  
0419168989

**\$220k**

Discover coastal living with this exceptional parcel of land, perfectly positioned just a short stroll from the pristine shores of the beach. Boasting a large footprint of approximately 1028sqm and a very wide frontage of approximately 72m along Martin Street, this is a rare opportunity to secure a slice of paradise in a highly sought-after location. The details...- Bitumen road frontage- 1,028sqm in size and 72m frontage- Power, water and full sewer ready- No time limit in which to build- Encumbrance to protect your investment- Short distance to the beach Whether you're looking to build your dream home or invest in a prime piece of real estate, this parcel offers endless possibilities. With all services readily available and no time limit to build, you'll have the freedom to bring your vision to life at your own pace. What sets this parcel apart is its protective encumbrance, ensuring that only quality homes are built within the vicinity. This commitment to excellence guarantees that your investment will be safeguarded for years to come, preserving the integrity of the surrounding area and enhancing the overall appeal of the neighbourhood. For those seeking convenience and ease of living, this parcel ticks all the boxes. Imagine strolling to the beach for a morning swim, enjoying a leisurely day on the water, or simply relaxing in the sunshine with family and friends. With a wide frontage offering easy access for boats or caravan, you'll have everything you need to embrace the coastal lifestyle to the fullest. To sweeten the process further, fully drawn and costed drawings for a stunning home have been prepared by an award winning local builder with soil report, providing a convenient and time-saving option for those ready to embark on their building journey. With this invaluable resource at your disposal, you can streamline the process and turn your dream home into a reality with ease. Don't miss out on this extraordinary opportunity to secure one of the best parcels available on the market today. Contact us now to arrange a viewing and start envisioning the coastal lifestyle you've always dreamed of. TIM HOSKING and eXp, doing things differently on the Copper Coast. Specifications: CT / 6281/725 Council / Copper Coast Zoning / N Land / 1028m<sup>2</sup> (approx) Council Rates / \$1724.40pa (inc. sewer) Emergency Services Levy / \$77.25pa SA Water / \$74.50pa RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.