

55 Shady Grove Road, Littlehampton, SA 5250

Residential Land For Sale

Sunday, 23 June 2024

55 Shady Grove Road, Littlehampton, SA 5250

Area: 42 m2

Type: Residential Land



Chris Cotton
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Expressions of Interest

Nestled in the heart of a picturesque township, this expansive 42.67-hectare property, spread across two separate titles, offers a unique opportunity for astute investors and developers. Currently zoned RU-Rural, the land holds significant promise for future development, especially given the recent transformations of neighbouring properties.

Key Features:

- **Total Area:** 42.67 hectares (approximately 105.4 acres)
- **Zoning:** RU-Rural, with potential for future development
- **Titles:** Two separate titles

Location Highlights:

- **Prime Position:** Located within a thriving community known for its scenic beauty and vibrant local culture
- **Accessibility:** Just a short 40-minute drive to Adelaide CBD, making it an ideal location for commuters seeking a rural lifestyle
- **Local Attractions:** In close proximity to renowned wineries, offering a taste of the region's finest vintages
- **Nearby Townships:** A stone's throw from the charming village of Hahndorf, celebrated for its rich history and cultural attractions

Potential and Opportunities:

- **Future Development:** The surrounding areas have already seen substantial development, signalling strong potential for this property
- **Versatile Use:** Ideal for a range of uses, from agricultural ventures to potential residential or commercial developments, subject to council approval
- **Investment Appeal:** The significant size and dual-title configuration add flexibility and value for future plans

This remarkable property is a rare find, combining vast rural charm with the convenience of nearby urban amenities. Whether you envision continuing its agricultural legacy or transforming it into a landmark development, the possibilities are as expansive as the land itself. For further details or to arrange a site visit, please contact Chris Cotton 0414 327 016. Don't miss out on this unparalleled opportunity to secure a piece of prime rural land with incredible potential. Act now to explore the limitless possibilities that await!