

Address available on request, Meningie, SA 5264



Residential Land For Sale

Saturday, 29 June 2024

Address available on request, Meningie, SA 5264

Area: 8621 m2

Type: Residential Land



Sherryn Healey
0413464846



David Koliou
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\$540000 Prime residential land for sale!

Seize a remarkable development opportunity in the burgeoning township of Meningie, SA. This expansive 8,621 m² vacant land parcel comes with an approved concept plan for 8 generously-sized residential blocks, offering a ready-to-go project for astute developers and investors.

Key Features:

- Pristine land requiring minimal clearing, reducing development costs
- Strategic location near the picturesque Coorong river, enhancing property appeal
- Approved concept plan for 8 spacious residential allotments
- Private access to proposed properties, ensuring exclusivity
- Situated in Meningie, an up-and-coming area with robust growth potential
- Versatile zoning allows for residential or potential commercial development (subject to consent)
- Proximity to local amenities, schools, and a 1.5-hour drive to Adelaide

Investment Potential:

- Residential Development:** Execute the approved plan for 8 residential blocks, catering to the growing demand for housing in this emerging area.
- Holiday Homes:** Capitalize on Meningie's proximity to the Coorong by developing high-end holiday homes, tapping into the lucrative short-term rental market.
- Eco-Friendly Community:** Design and build an environmentally sustainable mini-community, attracting environmentally conscious buyers and potentially qualifying for green development incentives.
- Mixed-Use Development:** Explore the possibility of a mixed-use development combining residential units with commercial spaces, creating a self-contained lifestyle precinct.
- Retirement Living:** Consider developing a boutique retirement village, catering to retirees seeking a peaceful lakeside lifestyle.
- Land Banking:** Hold the land as a long-term investment, benefiting from potential capital appreciation as Meningie continues to grow and develop.
- Staged Development:** Implement a staged development approach, allowing for flexibility in response to market demands and maximizing returns over time.

Market Insights:

- Population: +2.8% growth over 5 years (state average: 1.9%)
- Property Values: +15.3% since 2020 (SA average: 13.1%)
- Tourism: 7.2% annual growth in Coorong region
- Rental Yield: 4.6% (0.8 points above Adelaide average)
- Commercial Property: 6.9% average annual return (5-year period)
- Land Value: +18.7% in 24 months (3.2 points above SA market)
- New Businesses: 3.5% year-over-year increase for 3 years
- Building Approvals: +22.4% in past year
- Days on Market: Decreased from 95 to 68 days in 18 months
- First Home Buyers: +9.6% activity year-over-year
- Retiree Population: 4.2% annual growth (double state average)
- Short-term Rentals: +12.8% occupancy, +8.5% nightly rates in 2 years

These figures indicate strong growth across residential, commercial, and tourism sectors in Meningie, suggesting excellent potential for the proposed 8-block development. Don't miss this opportunity to be at the forefront of Meningie's transformation. Contact our agents today for comprehensive information, including soil reports, detailed concept plans, and to arrange a site inspection. For further information please give Sherryn Healey a call on 0413 464 846 or David Kolliou a call on 0418 511 241.

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