Address available on request, Meningie, SA 5264 Residential Land For Sale



Saturday, 29 June 2024

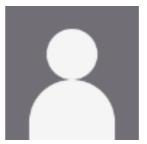
Address available on request, Meningie, SA 5264

Area: 8621 m2



Sherryn Healey 0413464846

Type: Residential Land



David Kolliou 0418511241

\$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 costsStrategic location near the picturesque Coorong river, enhancing property appealApproved 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 AdelaideInvestment 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 yearsThese 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. Disclaimer: The images displayed in this advertisement are artistic representations and renderings intended to showcase the conceptual design and potential aesthetic of the development. They are for illustrative purposes only and should not be considered as exact depictions of the final product. Actual properties may vary in appearance, dimensions, specifications, and features. Furniture, fixtures, landscaping, and other decorative elements depicted in the images are not included unless expressly stated otherwise. Prospective buyers are advised to rely solely on the information provided in the official documentation and to physically inspect the property before making any purchasing decisions. The developer reserves the right to make modifications, alterations, and substitutions to the project without prior notice. We do not warrant the accuracy, completeness, or reliability of the information presented herein. All interested parties are encouraged to seek independent professional advice. The agency or the agent takes no responsibility for any discrepancies between the images and the actual property.