

Lot 1 Williamstown Road, Mount Pleasant, SA 5235



Residential Land For Sale

Sunday, 23 June 2024

Lot 1 Williamstown Road, Mount Pleasant, SA 5235

Area: 12 m2

Type: Residential Land



Jake Adcock
0432988464



Andrew Adcock
0418816874

\$750,000 - \$825,000

Why conform to suburban boredom when you can stretch your boundaries to some 31.6 acres of gum-studded rural beauty...? With Birdwood and Lobethal as neighbours, and Murray River cruising not just reserved for long weekends, this picturesque setting comprising of four electric-fenced paddocks, a raceway, cattle yards and shearing shed could be the rumblings of a spectacular new lifestyle. Yes, you can build that proverbial dream home here (STCC), most likely on the flat area of paddock between the shearing shed and River Torrens, with power at this end of the property and a water meter at the road's entrance. You could even take your newbuild design blissfully off grid. Dabble in farming – or downsize your existing pursuits - in the 1-stand shearing shed with capacity for up to 200 head of sheep, a Lister shearing plant, loading ramp, and shearing equipment all included in the sale. What a legacy to leave for the kids. Get productive or savour the solitude, expand your menagerie, teach the kids to horse ride, quad bike, or build a bonfire; there's more than a sense of opportunity in this fresh Mt. Pleasant air... Discover the farmer's markets, bakery, pub and general store just five minutes away; half an hour finds the Barossa region, with the city in just an hour's drive – stake your claim of 360-degree scenery, summing up a ready to unroll rural canvas. You bring the creature comforts; the country beauty is already here. Pace it out: Predominantly level acreage ideal for your newbuild (STCC) Approx 31.67 acres/12.82 hectares Picturesque gums lining the River Torrens banks Great for sheep, cattle & horses Divided into 4 electric-fenced paddocks Powered 1-stand shearing shed (holds up to 200 head of sheep underneath) Raceway into cattle yards Loading ramp off shed Lister plant & shearing equipment included Mains water to round trough near entry gate Rainwater harvested from shearing shed fills round trough next to shed Other troughs on the property are not connected Off-grid potential... Property Information: Title Reference: 5250/280 Zoning: Productive Rural Landscape Council Rates: \$1,859.20 per annum Water Rates: \$TBA per quarter Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.