



## 538 Stock Route Road, ROBERTSTOWN, SA 5381

Power, Water & Potential – 74 Acres of Opportunity in Robertstown!

**30.30 hectares, 74.87 acres**

Set on a generous 74-acre (approx.) allotment with clearly marked boundaries, this expansive rural property offers a rare opportunity to secure a substantial piece of land in the peaceful surrounds of Robertstown.

With mains water, mains power, and solar already connected, the essentials are in place, allowing for immediate use or future development. The land is currently share-farmed by a neighbouring property, providing a convenient source of passive income or the option to continue existing farming arrangements.

Divided into two paddocks, the property has seen recent improvements, including new cyclone fencing installed along the side boundary within the past two years. A small grove of 16 olive trees adds charm and potential for hobby farming or future landscaping.

Additional features include a number of outbuildings and shedding available, offering storage or utility space. A three-bedroom residence also stands on the land; however,

**TYPE:** For Sale

**INTERNET ID:** 300P181816

**SALE DETAILS**

**\$395,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Teri Wenske**

0409 687 465

the property is being sold at land value only, providing buyers with a blank canvas.

Whether you're looking for a lifestyle change, a savvy investment, or an agricultural expansion, this property ticks all the boxes for rural opportunity.

Don't miss your chance to secure a large parcel of land in the heart of Robertstown.

Property Information:

Council: Goyder Council

Council Rates: \$698.85 per annum

Zoning: RU Rural

Local Government Description: Primary Production

Sold on a walk-in walk-out basis.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 30.3 hectares





