



26 West Road, WATERVALE, SA 5452

Build Your Dream Country Home in the Heart of the Clare Valley

1,518.00 square metres,

Set in the charming township of Watervale, this picturesque 1,520 sqm allotment offers the perfect backdrop for your new country home. Wake up each day surrounded by rolling vineyards, the serenity of rural life, and the lifestyle perks that make the Clare Valley so sought-after.

Located just moments from the Riesling Trail, and within easy walking distance to the award-winning Watervale Hotel, local cafe, and the welcoming Crabtree Winery, this block places the best of country living right on your doorstep.

The current owners have already done the hard work for you - investing significantly in planning approval, home designs, soil testing, contour surveys, and full footing and slab plans through Imagine Kit Homes. The thoughtfully designed home is ready to go, with engineering plans prepared and awaiting lodgement for full Council development approval. Simply choose to proceed, adjust, or begin your own vision-the choice is yours.

TYPE: For Sale

INTERNET ID: 300P190430

SALE DETAILS

\$260,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

230 Main North Road
Clare, SA
08 8842 9300

Julie Gabe
0438 836 508

All existing plans will be provided to the new owner, giving you a seamless head start on building your dream home.

With water already connected and power available right at the boundary, essential services are well in hand. Wastewater can be managed via a convenient enviro-cycle system.

If you're eager to build without navigating all the early planning stages, this block is the perfect opportunity. Everything is set-you just bring the dream.

Plans available upon request.

Certificate of Title 6265/965

Allotment 107

Deposited Plan 279

Area Named Watervale

Hundred of Upper Wakefield

Zoned T - Township

Clare & Gilbert Valleys council

Vacant Land

Price \$260,000

Contact Julie Gabe 0438 836 508

- Land Area 1,518.00 square metre

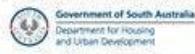




SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

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