



## 20 Dowling Crescent, CEDUNA, SA 5690

Prime Corner Block with Uninterrupted Water Views Over Murat Bay – New High-Clearance Shed Included

Positioned on a sought-after corner allotment with sweeping, uninterrupted views across the sparkling waters of Murat Bay, this exceptional 825sqm parcel presents a rare opportunity to secure premium coastal land ready for your dream build.

The previous dwelling has been removed, offering a blank canvas to design and construct the home you've always envisioned - perfectly oriented to capture stunning water views and breathtaking sunsets night after night. The Vendors can make available their house plans once a Contract has been made unconditional.

Adding outstanding value is the brand new, high-clearance shed at the rear of the property, complete with convenient side street access. Built to accommodate the boat, caravan, jet ski, surfboards and more, the shed features:

- \* Two wide roller doors facing the side street
- \* An additional roller door facing the water

**TYPE:** For Sale

**INTERNET ID:** 300P190710

**SALE DETAILS**

**\$260,000**

**CONTACT DETAILS**

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

- \* Separate single access door at the rear
- \* Solid concrete flooring
- \* Power ready to be connected

The block is already fitted with a water meter, making connection straightforward when you're ready to build.

Opportunities like this - corner positioning, uninterrupted coastal views, and substantial shedding already in place - are few and far between in this tightly held area. Secure your slice of coastal paradise and create the ultimate lifestyle property overlooking beautiful Murat Bay.

Contact Elaine today to submit your offer - this rare waterfront opportunity won't last long.

Other features: Water Front, Water Views

- Land Area 825.00 square metres
- Car Parks: 6
- Single garage



