



## Melrose Road, COWELL, SA 5602

### EXTRA LARGE RESIDENTIAL ALLOTMENT

**1.19 hectares, 2.95 acres**

#### INVESTMENT POTENTIAL & DEVELOPMENT POTENTIAL

Lot 82 Melrose Road is sure to spark interest amongst the real estate world, with future potential of a coastal town often discussed.

For Sale is,

- 1 Freehold title (CT 6316 / 103)
- Zoning: Neighbourhood
- Allotment measuring (approx.) 120m x 100m
- Total land space (approx.) 12,000 sqm or 2.95 acres
- Access from Cedar Avenue

**TYPE:** For Sale

**INTERNET ID:** 300P191671

#### SALE DETAILS

**\$250,000**

#### CONTACT DETAILS

##### CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

**Nick Schumann**

0428 383 833

- Nearby services for convenient connection

Potential development (subject to approval) options include,

- 5x 1,250 sqm (50m x 25m) allotments on northern side & 3x 1,200 sqm (40m x 30m) allotments on the southern side

Crunch the numbers, see the opportunity, and make Lot 82 Melrose Road yours today.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 62833

- Land Area 2.9500 acres





