



## 18 Kimba Road, COWELL, SA 5602

### VERSATILE AND FUNCTIONAL PROPERTY

LARGE ALLOTMENT, CONNECTED SERVICES, QUALITY INFRASTRUCTURE

Lot 311 Kimba Road offers more than the regular allotment and is likely to attract interest from a wide variety of keen real estate buyers.

Lot 311 Kimba Road has an extended list of advantages, including:

- 2,010 sqm allotment often referred to a 'double' block
- Potential living area positioned 'off' the main access road and located amongst a quiet residential section
- Mains power and water connected, and septic tank installed
- Fully fenced with the opportunity to instal an electrical front gate
- 10m wide driveway which makes for easy access to boats, caravans, trailers, etc
- Rainwater tank plumbed to the shed, with nearby space to conveniently add further storage

**TYPE:** For Sale

**INTERNET ID:** 300P191701

#### SALE DETAILS

**\$350,000**

#### CONTACT DETAILS

**CLEVE / COWELL**  
 31 Rudall Road & 14 Main Street  
 CLEVE / COWELL, SA 08 8621 7100  
 RLA: 62833

**Elders Real Estate Cleve**  
**RLA 62833**

- Lawn and various trees / plants beginning to establish
- Concreted area for outdoor entertaining
- Large section of vacant land which allows for a wide array of future dwelling designs and added improvements

Near new, excellent quality, shed specifications and inclusions:

- Total size (approx.) 15m x 9m x 3m
- Garage section 10m (length) with 'residential' section 5m
- Fully concreted floor, numerous shed lights, and power connection points
- 'Double' roller door and side sliding door
- Combustion fire
- Plumbing for laundry appliances

The 'residential' section features,

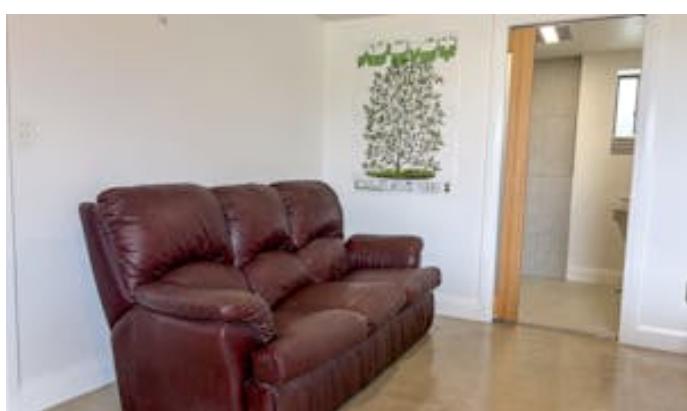
- Adjoining kitchen, breakfast bar, and loungeroom
- Kitchen includes a gas stove, double sink, various sized cupboards, and sections for a large fridge and dishwasher
- Spacious 'wet area' with shower, vanity, and toilet
- 'Loft' style sleeping space
- Split system air-conditioner and ceiling fan
- Downlights and exposed ceiling spaces
- Electrical hot water system

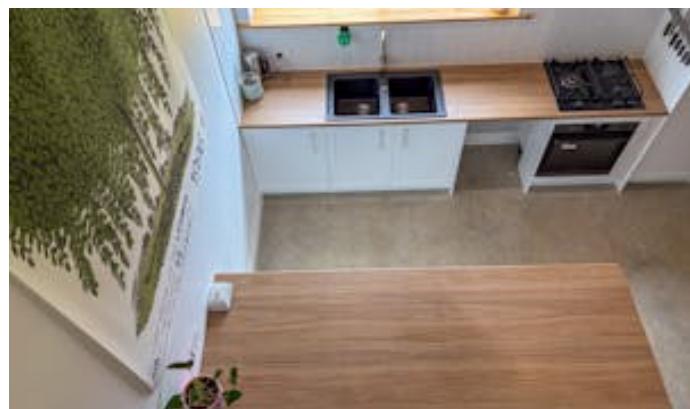
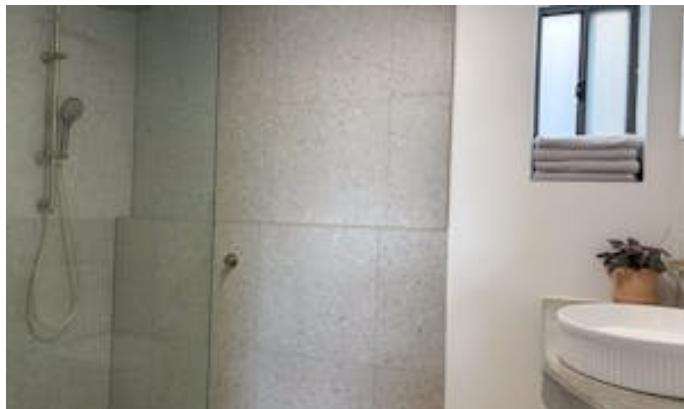
Make the call, book an inspection, and see first hand why Lot 311 Kimba Road will be of high interest to buyers.

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

Other features: Close to Schools, Close to Shops, Kitchenette, Openable Windows, Window Treatments

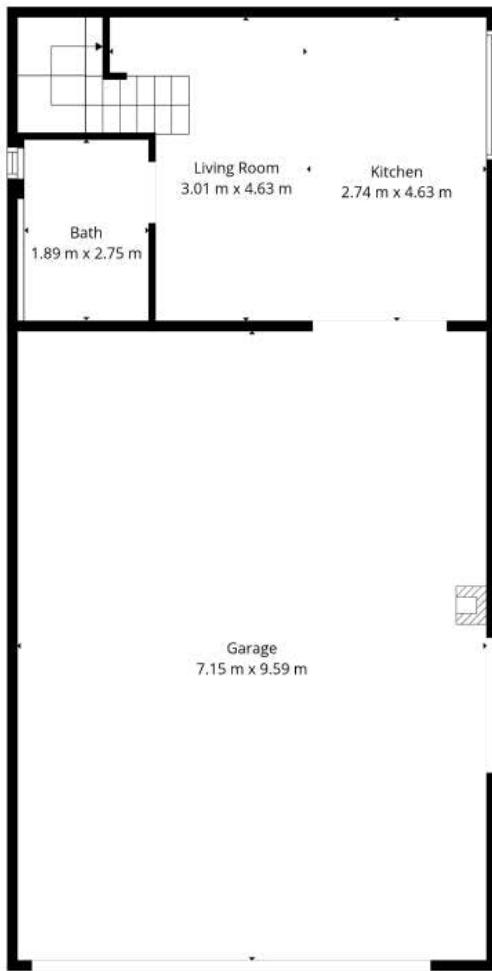
- Land Area 2,010.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Double garage











**TOTAL: 44 m<sup>2</sup>**

1st floor: 33 m<sup>2</sup>, 2nd floor: 11 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 69 m<sup>2</sup>, OPEN TO BELOW: 15 m<sup>2</sup>, LOW CEILING: 6 m<sup>2</sup>,  
WALLS: 13 m<sup>2</sup>

Accurate (approximate) Measurements Are Recorded With Digital Devices.