



## 254 Blyth Road, ARMAGH, SA 5453

PICTURESQUE ARMAGH – COUNTRY LIVING IN THE CLARE VALLEY

**2,600.00 square metres,**

Live the good life in Armagh, nestled in the heart of the breathtaking Clare Valley. Here's your chance to embrace wide-open spaces, fresh country air, and the peaceful rhythm of rural living - all just minutes from town.

Set on a generous 2,600sqm allotment, this beautiful flat parcel of land offers the perfect canvas to build your dream country home. With room to move, grow, and create, it's an idyllic setting where you can truly put down roots.

A fabulous barn-style shed (9m x 8m) has recently been constructed, blending rustic charm with practical design. Featuring a sliding glass door to the side and a welcoming verandah, it's easy to imagine lazy afternoons spent enjoying the view. The shed is complete with a cement floor, and power is currently being connected - providing an excellent head start for your future plans.

Two substantial 25,000-litre rainwater tanks are in place and ready to be connected to the shed, ensuring practical and sustainable country living.

**TYPE:** For Sale

**INTERNET ID:** 300P193465

**SALE DETAILS**

**\$270,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA  
08 8842 9300

**Julie Gabe**  
0438 836 508

The land itself is a peaceful, picturesque haven. A gentle creek meanders through the property, adding to its natural charm. Wake each morning to birdsong, watch native fauna wander by, and soak in the tranquillity that only country life can offer.

Despite its serene setting, convenience is close at hand - just a 5-minute drive to the township of Clare, where you'll find cafes, shops, schools and all essential services.

Picture yourself on the front verandah at sunset, a glass of one of Clare Valley's finest in hand, taking in the rolling rural surrounds. This is more than just land - it's a lifestyle opportunity waiting to be embraced.

Come and experience the magic of country living. Your Clare Valley dream begins here.

Price \$270,000

Contact Julie Gabe 0438 836 508

- Land Area 2,600.00 square metres



