



## Lot 104 West Road, WATERVALE, SA 5452

Build Your Clare Valley Dream – 1,500sqm Corner Allotment in Sought-After Watervale

**1,500.00 square metres,**

Discover the magic of country living in highly sought-after Watervale, right in the heart of the stunning Clare Valley.

Welcome to Lot 104 - a generous 1,500sqm corner allotment, relatively flat and perfectly positioned, offering the ideal foundation to build your dream country retreat (STCC). With power and water nearby, connections will be the purchaser's responsibility.

Watervale is widely regarded as the mecca of the Clare Valley - a charming township surrounded by rolling vineyards, historic stone buildings, and world-class wineries. Here, life moves at a gentler pace. Mornings begin with birdsong and golden sunrises across the vines; evenings are best spent on the verandah with a glass of local Riesling in hand.

Just a short drive brings you to Clare or Auburn, while the renowned Watervale Hotel - highly awarded and acclaimed - offers exceptional dining right on your doorstep.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193546

**SALE DETAILS**

**\$220,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA  
08 8842 9300

**Julie Gabe**  
0438 836 508

For lovers of the outdoors, the iconic Riesling Trail is close by. Hop on your bike or take a leisurely walk and explore the picturesque neighbouring townships of Sevenhill, Penwortham, Leasingham, Auburn and Clare - each offering its own unique country charm.

Whether you're an investor seeking a smart addition to your portfolio, a retiree longing for peaceful surrounds, or a first home buyer ready to create something special, this beautiful parcel of land presents an exceptional opportunity.

Embrace the fresh country air, the rich vineyard landscape, and the warm community spirit. Lot 104 is more than just land - it's the beginning of your Clare Valley dream.

Price \$220,000

Contact Julie Gabe 0438 836 508

- Land Area 1,500.00 square metre





**SAPPA Parcel Report**

Date Created: February 21, 2026

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



**Address Details**

**Unit Number:**  
**Street Number:** 25  
**Street Name:** ST VINCENT  
**Street Type:** RD  
**Suburb:** WATERVALE  
**Postcode:** 5452

Scale ≈ 1:1128 (on A4 page)

50 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

**Property Details:**

**Council:** CLARE AND GILBERT VALLEYS COUNCIL  
**State Electorate:** FROME (2018), FROME (2022), NGADJURI (2026)  
**Federal Electorate:** GREY (2019), GREY (2022), GREY (2025)  
**Hundred:** UPPER WAKEFIELD  
**Valuation Number:** 4309841009  
**Title Reference:** CT5501/757  
**Plan No. Parcel No.:** D279A104

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*Zoning details next page*

