



## Lot 105 West Road, WATERVALE, SA 5452

Create Your Perfect Country Lifestyle in Sought-After Watervale

**1,500.00 square metres,**

Settle into the charm and simplicity of country living in beautiful Watervale, one of the most highly sought-after pockets of the breathtaking Clare Valley.

Lot 105 is a generous 1,500sqm allotment, relatively flat and perfectly poised for you to build the home you've always imagined. With power and water in the street (purchaser's responsibility for connection), the foundations are there - just bring your plans, your dreams, and your country vision.

Life in Watervale offers that rare balance of peaceful rural living and easy convenience. Surrounded by rolling vineyards and open skies, you'll wake to fresh country air and end your days watching the sun dip low over the hills. Just a short drive takes you to Clare or Auburn, while right in town, you'll find the iconic and highly acclaimed Watervale Hotel, a true local treasure known for its award-winning food and warm hospitality.

For those who love the outdoors, the renowned Riesling Trail is close by. Spend your

**TYPE:** For Sale

**INTERNET ID:** 300P193549

**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

weekends cycling or strolling through the picturesque countryside, exploring neighbouring townships such as Sevenhill, Penwortham, Leasingham, Auburn and Clare - each rich in character and community spirit.

Whether you're an investor seeking a prime location, a retiree ready to embrace a slower pace, or a first home buyer dreaming of wide-open spaces, this beautiful parcel offers endless potential.

In the heart of the Clare Valley, Lot 105 is more than just a block of land - it's your opportunity to create a true country lifestyle and build something special to call your own.

Price \$220,000

Contact Julie Gabe, ph 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.:** D279A105

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Zoning details next page

