



## 42 First Street, ARNO BAY, SA 5603

Vacant Allotment in a Tightly Held Coastal Township

**1,011.00 square metres,**

Prime Coastal Township Position

Situated in one of Arno Bay's most convenient township locations, this 1,011sqm allotment presents a rare chance to secure land in a market where demand continues to climb while supply remains extremely restricted. Vacant blocks within the township are tightly held-reflected in the limited number of sales over recent years and the strong buyer interest seen across the district.

Proven Demand Backed by Recent Sales Activity

Since January 2023, Arno Bay has recorded only a handful of vacant land sales, highlighting the scarcity of opportunities. Allotments under \$40,000 are now a thing of the past, with recent sale prices continuing to reflect the ongoing demand versus supply pressures in this very affordable coastal township compared to many other Eyre Peninsula locations.

This consistent sales activity-despite very limited supply-demonstrates increasing buyer confidence and ongoing demand for well located coastal allotments. As township land

**TYPE:** For Sale

**INTERNET ID:** 300P194004

**SALE DETAILS**

**\$75,000**

**CONTACT DETAILS**

**CLEVE / COWELL**

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

**Nick Schumann**

0428 383 833

becomes harder to secure, opportunities like 42 First Street continue to grow in appeal.

### Walk To Everything Convenience

Perfectly positioned along quiet First Street, the property is within close proximity to the foreshore, jetty, playground, local shop and sporting facilities. The address offers peaceful township living with instant access to Arno Bay's relaxed coastal lifestyle.

For families, the local bus pick up point for Cleve Area School is conveniently located just around the corner.

### Positioned for Future Growth

The broader Eyre Peninsula is attracting renewed interest, with several major projects proposed or progressing throughout the region. These initiatives are expected to lift local activity, employment and long term economic confidence-further strengthening the value of strategic township land.

### Generous, Level & Ready for Your Plans

Offering a spacious 1,011sqm of level ground, this allotment provides excellent versatility for a future home, coastal retreat, added infrastructure or long term investment. Its size and accessibility make it a standout opportunity in a market with very limited supply.

### A Rare Opportunity in a High Demand Market

With demand continuing to outpace supply-and only a small number of vacant allotments changing hands in recent years-42 First Street represents one of the few current chances to secure land in this tightly held coastal community. A prime township block with genuine long term growth potential.

Contact Nick at Elders Real Estate to make 42 First Street yours.

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 1,011.00 square metre

