

52 Dublin Road, MALLALA, SA 5502

Prime Rural Living Opportunity – 1.6 Hectares (Approx.)

Set on an expansive allotment of approximately 1.629 hectares, this is a rare opportunity to secure a substantial parcel of land in the growing township of Mallala.

Positioned within a Rural Living (RUL) zone, this property offers the perfect foundation for those looking to build their dream home (STCC), create a lifestyle property, or invest in land with long-term upside.

The existing dwelling, originally constructed circa 1935, is in poor condition and is not considered habitable, presenting a clear opportunity for demolition or major redevelopment (STCC). This allows purchasers to start fresh and fully capitalise on the size, space, and flexibility this allotment provides.

Key Features:

- Approx. 1.629 hectares (over 4 acres) of usable land
- Wide frontage with excellent access potential
- Rural Living zoning â## ideal for lifestyle buyers (STCC)

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: 300P195019

SALE DETAILS

Contact Agent

CONTACT DETAILS

Barossa

127 Murray Street
Tanunda, SA
(08) 8562 2883
RLA: 62833

Tristan Watt
0418 617 287

- No easements or encumbrances noted on title
- Peaceful setting within the Adelaide Plains region
- Convenient access to Mallala township and surrounding areas

Whether you're looking to build your dream rural retreat, land bank for the future, or take on a complete redevelopment project, opportunities like this are becoming increasingly scarce.

Disclaimer:

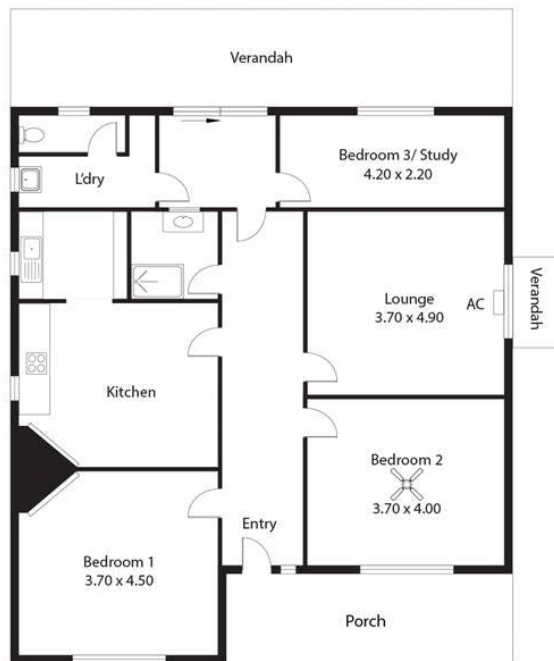
The existing dwelling is being sold on an "as-is" basis and is not considered suitable for habitation. Buyers are encouraged to conduct their own due diligence regarding building, demolition, and development approvals (STCC).

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 1.629 hectares
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 1



52 Dublin Road,
MALLALA



Living:	119.80SQ.M
Verandah:	40.35SQ.M
TOTAL:	160.15SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be upon should be independently verified.