



16 O'Connell Street, COWELL, SA 5602

Investor Appeal & Strategic Upside

815.00 square metres,

Level 815m² Allotment - Build or Bank for the Future

An outstanding opportunity to secure a well-proportioned vacant allotment in the heart of Cowell, with key infrastructure already established-adding immediate value and reducing upfront development costs.

From an investment perspective, 16 O'Connell Street presents a compelling land banking opportunity in a regional market where vacant land values have continued to strengthen over the past 12-18 months, supported by limited supply and continued demand.

This level 815m² (approx.) block offers a generous 15 metre frontage and 54 metre depth, providing flexibility for a range of residential development options (STCC). With minimal vegetation and a flat building envelope, the site is ready to develop.

TYPE: For Sale

INTERNET ID: 300P195980

SALE DETAILS

\$120,000

CONTACT DETAILS

CLEVE / COWELL

31 Rudall Road & 14 Main Street

CLEVE / COWELL, SA

08 8621 7100

RLA: 62833

Nick Schumann

0428 383 833

The inclusion of existing infrastructure - notably the substantial shed, rainwater storage and installed SA Water meter - materially reduces future capital outlay, improving feasibility for either a future residential build, or strategic land holding with improved on site utility in the interim

Infrastructure ready blocks are increasingly sought after, particularly where purchasers can avoid the time delays and escalating costs associated with new service connections and outbuildings.

Added Infrastructure details:

A major advantage of this allotment is the existing improvements, which are rarely found on vacant land:

- Double garage / shed (approx. 9m x 6m), with 2x single roller doors, and concrete floor
- Bushman poly rainwater tank approx. 22,500 liters

16 O'Connell Street services information:

- SA Water meter installed
- Nearby mains power available
- Common Effluent Scheme available for connection

Location & Market Appeal

Positioned within Cowell's township, this block is ideally suited to owner occupiers, investors or developers seeking value add potential. Importantly, vacant land values have continued to trend upward over the past 12-18 months, driven by limited supply and steady buyer demand, making this a timely acquisition.

The ability to purchase a vacant allotment with significant infrastructure already in place represents a genuine cost saving and a strategic advantage in today's market.

Contact Nick to secure the property.

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 815.00 square metres



