



## 73 Moculta Road, ANGASTON, SA 5353

Re-View the Position. Unlock the Potential.

Set on a generous 1.36ha allotment and zoned "Neighbourhood" (Residential), this property offers flexibility for buyers looking to maximise value. With approx. 212m of frontage to Moculta Road, there's scope here to renovate, redevelop or explore subdivision options (STCC).

The home was originally built in the 1950s and later extended to include an additional living area and a full-length east-facing balcony. It's fair to say the house is in need of some TLC - some may choose to start fresh, while others will see the potential to bring the home back to life. The standout features are the lounge with slow combustion heating and A/C, large living area and main bedroom, both opening out to the balcony where you can take in stunning 180-degree views. Under the home there's parking for two vehicles, plus a separate shed and powered workshop.

The location makes this a compelling option for renovators and developers alike - close to the town centre, an easy walk to the primary school, and opposite an established residential area. With vacant land becoming harder to find in the Barossa, subdivision is an obvious consideration. With the opportunity to create smaller residential lots or larger lifestyle allotments (STCC), this is a property well worth investigating.

**TYPE:** For Sale

**INTERNET ID:** 300P196235

**SALE DETAILS**

**Best Offers Closing**  
**12th June 2026 (\$1.8m)**

**CONTACT DETAILS**

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For genuine sale, we are inviting genuine offers before COB 12/06/26 (Unless Sold Prior). Price guide \$1.8m

Disclaimer:

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 1.36 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







