



## 12 Waratah Avenue, MURRAY BRIDGE, SA 5253

Rare Large Allotment with Power, Water & Future Possibilities

**2,000.00 square metres,**

An exciting opportunity for investors, developers, or those dreaming of building the perfect home on a generous parcel of land.

Set on an impressive approximate 2,000m<sup>2</sup> allotment, the possibilities here are endless. Whether you are looking to secure a smart investment, explore subdivision potential (Subject to Council Consent), or create a spacious family lifestyle property, this is a rare chance to capitalise on size, location, and future potential all in one.

The property already offers power and water connected, making it an attractive foundation for future plans and development. Various shedding provides excellent storage and practicality for tradies, hobbyists, or those needing extra space while planning their next project.

Adding further appeal is the existing swimming pool, ideal for buyers looking to build their dream home and enjoy an established outdoor feature (will need to be made compliant). For purchasers considering subdivision opportunities, the pool would likely

**TYPE:** For Sale

**INTERNET ID:** 300P196371

**SALE DETAILS**

**Best Offers by EOB  
28th May 2026 (USP)**

**CONTACT DETAILS**

**Murray Bridge**  
201A Adelaide Road  
Murray Bridge, SA  
08 8531 9200  
RLA: 62833

**Ali Bolt**  
0437 290 698

need to be removed, opening the way for exciting redevelopment possibilities (STCC).

Large allotments with this level of flexibility are becoming increasingly difficult to find, especially in a thriving regional centre such as Murray Bridge. With strong demand, growing infrastructure, and easy access to local shops, schools, and amenities, this property represents outstanding value and enormous future potential.

Whether you are an astute investor, developer, or visionary home builder, this is an opportunity not to be missed. Secure your slice of Murray Bridge and bring your plans to life.

For more information or for a FREE market appraisal of your property, please contact Ali Bolt on 0437 290 698.

CT - Volume 5218 Folio 667

Council - Rural City of Murray Bridge

Council Rates - TBA

Zoning - Suburban Neighbourhood - SN

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 2,000.00 square metres



