



## 12 Watson Avenue, LUCINDALE, SA 5272

Build, Store or Create!

**759.00 square metres,**

Introducing 12 Watson Avenue, Lucindale - a well-equipped and versatile allotment offering the perfect foundation for your future plans. Set on a generous 759m<sup>2</sup> parcel, this property combines practicality, convenience, and potential in a sought-after location close to local amenities.

The green grass is ready to welcome you, while the established infrastructure already in place makes this an exciting opportunity for those looking to build their dream home, establish a base for business operations, or secure a functional lifestyle allotment with valuable extras already completed.

A standout feature of the property is the 2 bay shed complete with a workshop space, concrete flooring, power connection, and built-in workbench - ideal for tradies, storage, hobbyists, or running a home-based operation. Adding further value is mains power already connected, an equipped bore, and established fruit trees.

Perfectly positioned just a stone's throw from the local school and only minutes from the

**TYPE:** For Sale

**INTERNET ID:** 300P196536

**SALE DETAILS**

**\$160,000**

**CONTACT DETAILS**

**Kingston**

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

**Kait Copping**

0407 023 737

CBD of Lucindale, the property also offers excellent regional accessibility, located approximately 30 minutes from both Naracoorte and Kingston SE.

Whether you're planning to build now or secure a ready-to-go allotment for the future, this property presents endless possibilities!

Contact Kait Copping on 0407 023 737 or [kait.copping@elders.com.au](mailto:kait.copping@elders.com.au) to find out more!

Disclaimer: We have in preparing this information used our best endeavors 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. RLA62833

- Land Area 759.00 square metres

