



## North Terrace, PENONG, SA 5690

Build Your Outback Escape Opposite the Famous Nullarbor Links Golf Hole

**1,000.00 square metres,**

'Under instructions from the Government of South Australia via Renewal SA'

Discover the opportunity to create your own slice of country living with this generous 1,000m<sup>2</sup> vacant allotment in the peaceful township of Penong. Ideally positioned in the heart of town, this level and cleared block offers the perfect blank canvas for a future home, holiday retreat or investment opportunity.

Conveniently located just behind the Penong Roadhouse, the property enjoys sealed road frontage and is already fenced along two boundaries. Measuring approximately 20 metres wide by 50 metres deep, the allotment provides ample space to design and develop to suit your vision.

Enjoy the convenience of having Penong's key amenities within easy walking distance, including the Roadhouse, Comet Caf   and General Store, Laundromat, Town Hall, Hotel, Church, Primary School, Caravan Park, Sporting Complex and the iconic Penong Windmill Museum.

For golf enthusiasts, the property is situated directly opposite Hole 3 "Windmills" of the

**TYPE:** For Sale

**INTERNET ID:** 300P197452

**SALE DETAILS**

**\$45,000 + GST**

**CONTACT DETAILS**

**WUDINNA**

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

**Elaine Seal**

0428 400 210

internationally renowned Nullarbor Links Golf Course-the world's longest golf course spanning an incredible 1,365 kilometres between Ceduna and Kalgoorlie. This unique location places a piece of Australian golfing history right on your doorstep.

Surrounded by a mix of established and vacant properties, the block offers a peaceful setting with an established residence on one side, a vacant allotment on the other and the Roadhouse to the rear. Zoned Outer Areas, the property benefits from the rare advantage of no council rates, helping keep ongoing ownership costs to a minimum.

With power available nearby for straightforward connection, the groundwork is in place to begin planning your build. As Penong does not have mains water, installing a shed and rainwater storage tanks would be an excellent first step toward establishing your new property.

Located within comfortable driving distance of the region's spectacular coastline and the world-famous Cactus Beach, this affordable landholding offers the chance to embrace a relaxed lifestyle in one of South Australia's unique outback communities.

#### Property Features:

- Approximately 1,000m<sup>2</sup> allotment
- Approx. 20m frontage x 50m depth
- Level, cleared and ready to develop
- Sealed road frontage
- Fenced on two boundaries
- Power supply nearby
- Zoned Outer Areas
- No council rates
- Opposite Hole 3 of the Nullarbor Links Golf Course
- Walking distance to town amenities
- Easy access to Cactus Beach and the Far West Coast region
- Walking distance to Penong Primary School, with secondary schooling, childcare services and TAFE facilities available in nearby Ceduna.

A rare opportunity to secure a sizeable allotment in a welcoming country town and create the lifestyle you've been dreaming of.

Note: Advertised price is \$45,000 + GST.

For further information or request an offer form, contact Elaine without delay.

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 1,000.00 square metre







