



## 44 Nottle Road, WARD BELT, SA 5118

Lifestyle Opportunity

**0.98 hectares, 2.42 acres**

Located only 10 minutes from Gawler and just off Redbanks Rd, this 2.4 acre property represents an excellent land banking opportunity with long-term potential.

The existing dwelling is uninhabitable, and potential to re-build a residence is unlikely, however this offering provides buyers the chance to secure a substantial parcel of land in a growing area.

Key Features:

- 2.4 acres\* of land
- Zoned Rural (Ru)
- Power and water available to the property
- Excellent opportunity for land banking

**TYPE:** For Sale

**INTERNET ID:** 80P4859

**SALE DETAILS**

**\$289,000 - \$309,000**

**CONTACT DETAILS**

**Elders Real Estate Gawler**  
37 Murray Street  
GAWLER, SA  
08 8522 1988  
RLA: 64256

**Jackson Dare**  
0423 771 611

Further enquiries on the use of this property should be directed to the Light Regional Council (08) 8525 3200 (press 1)

For further information contact Jackson Dare 0423 771 611

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

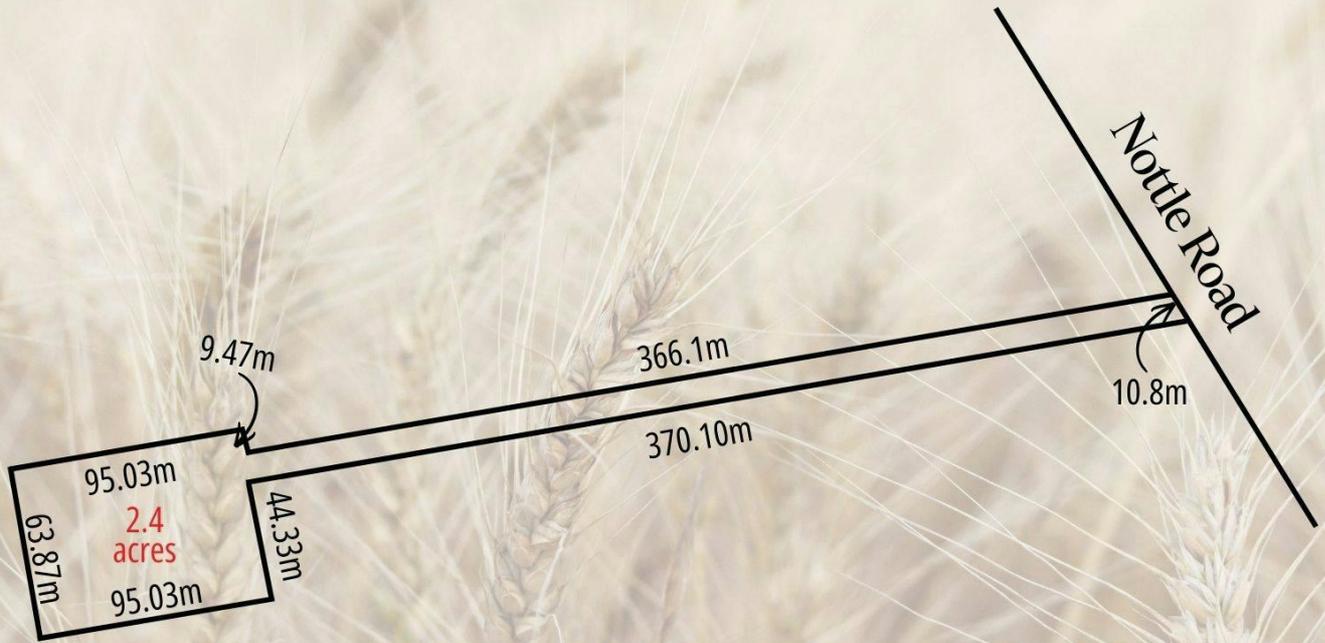
\*approximately

- Land Area 9,813.00 square metres





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Please note: This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.