

Under Contract



2452 Inman Valley Rd, Bald Hills



### Elevated small acreage with stunning views

There is no better time to think about building that dream home and a rare opportunity of a small acreage coming to market.

With an elevated position, stunning views and no pressure to build, in the heart of productive high rainfall country, this property would suit somebody looking for a bit more space, good value and plenty of major infrastructure connected, power, sewage and water supplied.

Located along Inman Valley/Yankalilla Road just 15 minutes to the pristine beaches of Normanville, 10 minutes to Yankalilla and 20 minutes to Victor Harbor.

More reasons why this land is so special

1.15 HA – (Approx. 2.84 acres)

Elevated position back from the road with amazing outlook

Power connected

Septic system sewage

2 x 5000-gallon rainwater tanks

High clearance carport to fit 6 vehicles, including a motorhome or boat

Large shed with a portion used for storage and the other half converted as a little shack with kitchenette, living area, bedroom and bathroom.

Gas connected to the shed and a hot water service

10-kilowatt solar system

Driveway already done for you, fully fenced and gated.

<b>Price</b>	\$410,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31
<b>Land Area</b>	11,500 m2

#### Agent Details

Adele Newton - 0423 644 132

#### Office Details

Newton & Co

0423 644 132



C.T.-5301/664

Allotment - 2

Land Area – 1.15 HA

Hundred - Yankalilla

Zoning- Rural

Council Area- Yankalilla

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