

Allotment Campbell St, Kingscote, SA 5223**\$130,000**

Residential Land

**Vacant Land close to School**

Century 21 on Kangaroo Island is pleased to present Allotment 201 Campbell Street, Kingscote.

This vacant land parcel offers an excellent opportunity to build your own home, or secure a piece of land in a convenient location. Spanning approximately 800m², it features a 16.7 metre frontage to Campbell Street, providing a great foundation for planning your future build, subject to the necessary council approvals.

The property is already fenced along two sides and offers the added benefit of essential services, with a mains water meter installed, an effluent connection in place and power ready for connection. These existing services provide a convenient starting point for those looking to build, potentially simplifying some of the initial steps involved in developing the allotment.

Positioned close to the local school and recreational grounds, the location is particularly appealing for families, with the convenience of having schooling and outdoor activities within easy reach. The surrounding area offers a practical setting for everyday living, while Kingscote's town centre and local amenities are also accessible.

Whether you are looking to build your family home, establish a future island retreat or invest in vacant land, this Campbell Street allotment presents an opportunity to secure a well positioned parcel in the heart of Kingscote.

Contact Century 21 Kangaroo Island selling agent Marnee Clifford 0486 312 375 or Michael Barrett 0427 727 333 for more information.

Specifications:

CT - 6318/878

Council - Kangaroo Island

Zoning - Neighbourhood

Land Size - 800m² (approx.)

Council Rates - \$1,964 (approx pa.)

Water meter on boundary

CWMS available to connect

Power ready to connect on boundary

Listed By

The Office

Phone: (08) 8553 2688

The Office

Phone: (08) 8553 2688

**Open for Inspection**

By Appointment.