

# 100 CADELL VALLEY ROAD CADELL



## FOR SALE

### ELEVATED VALLEY VIEWS !

Lot 100 Cadell Valley Road is available for sale! Located on a picturesque acreage/semi-rural property in a serene and tranquil environment.

The property is located in a quiet pocket of the Riverland region of South Australia, only a short drive from Cadell. Cadell is known for its close-knit community and rich local culture.

This is a unique opportunity to purchase a charming property! Boasting a generous land size of 22 acres with an established shed, floor area of 43 square meters. There is power at the property and CIT water is connected. This property is suitable for a variety of uses and zoned Rural Residential you can grow produce or revegetate with native plants the choice is yours. This is a great opportunity to become part of Cadell's friendly community and make the most of the beautiful Riverland region. The property has a small Native Pine Forrest, plenty of space for a bike track or its own walking trail.

Situated in an elevated position toward the rear of the property is an established 4m x 10m shed that overlooks the native scrub and pine trees.

At Lot 100 Cadell Valley Road, you can enjoy the beauty of the outdoors while still being close enough to the township (1km) where you can relax, enjoy a few drinks, a meal, and catch up with friends at the Local Club.

If its the River that attracts you it is approximately 2.8 km to the Cadell waterfront play ground and Ski beach. 2 Hours from Adelaide with bitumen all the way to your driveway and no ferry crossings, Cadell is perfectly located beside the Murray River between Morgan and Waikerie. The property is ideal for anyone looking for a quiet serene weekend escape without being totally isolated.

Whether you are looking to build your dream home, start a hobby farm, or just enjoy the picturesque views, this property is the perfect place to do it. With a total land size of 22 acres, you can have plenty of space for whatever you desire.

Don't miss out on this unique opportunity to own a piece of the beautiful Riverland region. This is the perfect place to create your dream home or weekend getaway, so don't wait any longer and call today to find out more about Lot 100 Cadell Valley Road, Cadell.

RLA 269823

1 BED | 0 BATH | 1 CAR

PRICE:  
\$249,000

OPEN FOR INSPECTION:  
N/A



**Cary Hocking**  
**0488414460**  
cary@atrealty.com.au  
[waikerierealestateforsale](#)  
RLA: 269823