

Blank Canvas with Million Dollar Views

Lot 104 (701) Sampson Road SA

Information Memorandum



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SALE DETAILS

10.75 hectares of Lifestyle Paradise

For Sale (Price point \$980,000 plus)

Offers to be submitted by email to roger.smith@elders.com.au

Inspections strictly by appointment with an Elders Property Consultant

www.eldersrealestate.com.au



EXCLUSIVE ELDERS PROPERTY CONSULTANTS

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INTRODUCTION

A rare opportunity presents for you to own a part of the beautiful hillside encapsulating Myponga Beach. Proposed allotment 701 is nestled into the side of the hill, this blank canvas comprises 26 acres (approximately) and offers vast coastal views of the Fleurieu coastline and Myponga Beach hills, boasting view vistas as far north as Mount Lofty.

Whether these incredible views have you feeling provoked to dust off those plans you have tucked away for your architecturally designed abode, or your preference is to pursue an off-grid lifestyle, integrating the phenomenal views this site offers into your plans will not disappoint. This land parcel offers two areas of a less undulating description, which may be suitable for the construction of your dream home (STCC).

- 3 minute drive or 26 minute walk (1.9km) to Myponga Reservoir Lookout
- 8 minute drive (4.8km) to Myponga Beach or a 1hr hike for those feeling 'as fit as a fiddle'
- 7 minute drive (7.6km) to YORE Cafe
- 1hr drive (63km) from Adelaide Airport and/or Adelaide CBD
- Secure your unique slice of the Fleurieu today.
- Pending release of Titles.



GENERAL PROPERTY DETAILS

ADDRESS	Lot 104 (701) Sampson Road
LOCAL AUTHORITY	District Council of Yankalilla (LGA)
ZONE	Rural
ROAD FRONTAGES	Sampson Rd frontage

LOCATION

Myponga Beach is a locality in the Australian state of South Australia about 54 kilometres south of the state capital of Adelaide. It is on the eastern shore of the Gulf St Vincent, within a highly sought after area on the Fleurieu Peninsula.

With its pristine sandy shores, crystal-clear waters, and breathtaking views, Myponga Beach offers a serene escape from the hustle and bustle of everyday life. Whether you're a local seeking a tranquil retreat or a traveller looking to discover Australia's natural wonders, this coastal paradise promises an unforgettable experience.

If you're seeking relaxation, adventure, or simply a moment of serenity, Myponga Beach is the ultimate destination. Immerse yourself in the natural beauty of this South Australian coastal paradise and create memories that will last a lifetime. Come and experience the magic of Myponga Beach, a true Australian treasure.



The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
Street Number:
Street Name: SAMPSON
Street Type: RD
Suburb: MYPONGA BEACH
Postcode: 5202

Property Details:

Council: THE DC OF YANKALILLA
State Electorate: FINNISS (2014), MAWSON (2018), MAWSON (2022)
Federal Electorate: MAYO (2013), MAYO (2016), MAYO (2019)
Hundred: MYPONGA
Valuation Number: 2633168451
Title Reference: CT6147/957
Plan No. Parcel No.: D94154Q104

Zoning details next page

Proposed Plan

Scale ≈ 1:9028 (on A4 page)

250 metres≈

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

Rural (Z5404) - Ru

Overlays

Environment and Food Production Area (O1502)

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (O2408) - High

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Hazards (Flooding - Evidence Required) (O2416)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Limited Land Division (O3605)

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area (O4802)

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

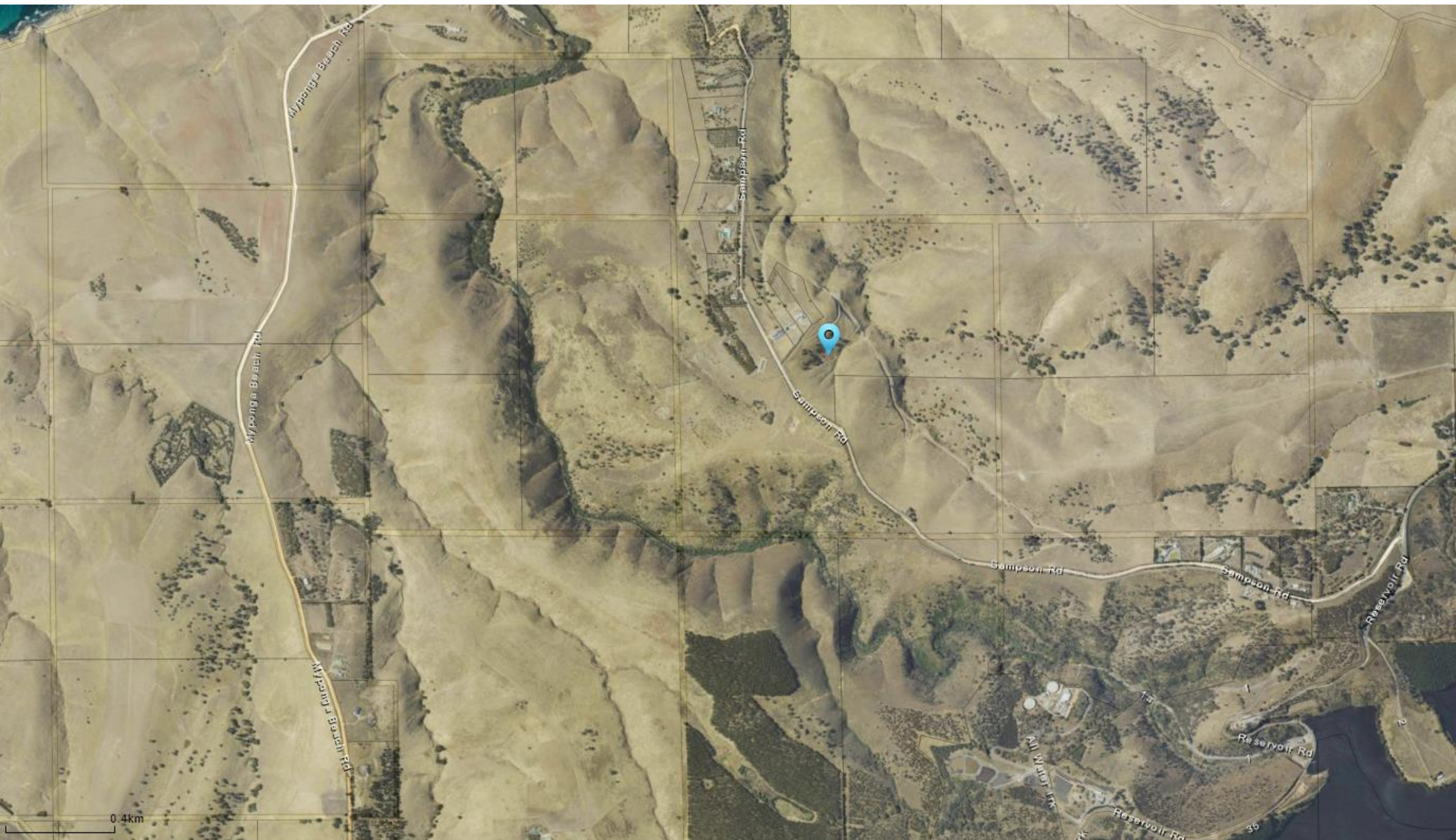
Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Minimum Site Area (V0005) - 100000_____

Minimum site area is 10 ha



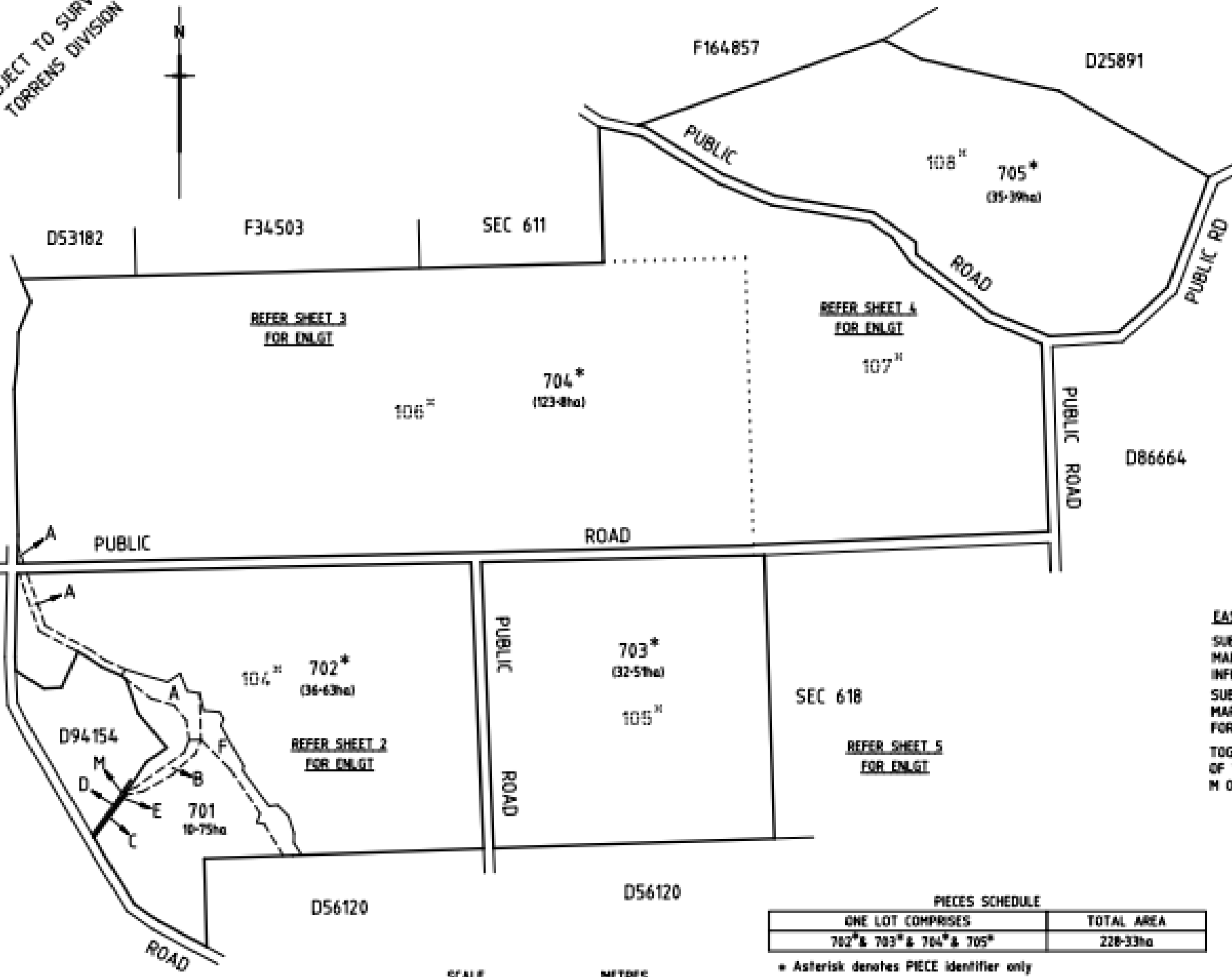


Proposed boundary line for Lot 104 (701) Sampson Road

SUBJECT TO SURVEY
TORRENS DIVISION



SAMPSON



DEVELOPMENT NUMBER: 260/D /23/001
DIVISION TYPE: TORRENS TITLE
VERSION: 1/08/2023
SHEET 1 OF 5 SHEETS
PLAN OF PROPOSED DIVISION
ALLOTMENT PIECES 104,*105,*106,*107,*108* IN D94154
TITLE REFERENCE(S): CT 6167/957 CT 6167/958
HUNDRED: MYPONGA AREA: MYPONGA BEACH COUNCIL: YANKALILLA
COUNCIL ZONE: COUNCIL POLICY AREA:
TOTAL SITE AREA: 239.88ha
NO. EXISTING ALLOTMENT(S): 2
NO. PROPOSED ALLOTMENT(S): 2
NO. ADDITIONAL ALLOTMENT(S): 0
MAP REF: 4527-36-J,R,H 4527-37-M,N
SITE ADDRESS: SAMPSON ROAD MYPONGA BEACH 323 RESERVOIR ROAD MYPONGA BEACH

EASEMENT NOTES

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED F ON D94154 TO THE MINISTER FOR INFRASTRUCTURE (T 2824978)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A & B ON D94154 TO THE MINISTER FOR INFRASTRUCTURE (T 2810067)

TOGETHER WITH FREE & UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C, D, E & M ON D94154 (RTC 1220224-1)

PIECES SCHEDULE	
ONE LOT COMPRISES	TOTAL AREA
702* & 703* & 704* & 705*	228-33ha

* Asterisk denotes PIECE identifier only



STATE SURVEYS

4658 SOUTH ROAD, KESWICK SA 5035

TELEPHONE: 8293 2939

FACSIMILE: 8293 2949

EMAIL: planning@statesurveys.com.au

REFERENCE: 23292 DRAWN BY: ADL



Elders

Lot 104 (701) Sampson Rd Myponga Beach SA 5202 | Elders Willunga

IMPORTANT INFORMATION

This Information Memorandum ("Information Memorandum") has been prepared by Elders Rural Services Australia Limited ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the properties the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
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5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
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7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



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