

# \$500,000 - LOT 191-193 MALLORY BEACH Road

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## Listing ID: 40547131

**\$500,000**

, 1.03 acres

Vacant Land

LOT 191-193 MALLORY BEACH Road,  
South Bruce Peninsula, Ontario, N0H2T0

Discover the opportunity of a lifetime with this fantastic, unique triple lot investment spanning over 1.03 acres on the tranquil beach road nestled next to Colpoy's Bay. Imagine your custom-built dream home or quaint beach cottage set against the backdrop of the escarpment. Complete privacy with 3 amalgamated lots that back onto the escarpment, Plus the convenience of access to Colpoy Bay's water, opposite the property entrance. Frontage of 235' on the municipally maintained Mallory Beach Rd. Readily available hydro at the property line and is designated R2 Resort Residential zoning.; custom-build your single-family home, accessory uses and buildings or the potential of short-term rental accommodations! Just a few minutes' drive away is Wiarton with all essential amenities including hospitals. This unique property is strategically located between Malcolm Bluff Shores Nature Reserve and a public dock with ample parking. (id:50245)

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