



## 6740 42 Street Salmon Arm British Columbia

NE Salmon Arm

**\$259,000**



Build your dream home in Park Hill Estates! LOT 10 - Amazing opportunity in one of Salmon Arm's newest subdivisions, located in one of the fastest-growing communities in BC. This prime location is just a short walk to the only public beach in Salmon Arm. These freehold proposed lots are zoned R1 and each lot varies in size, offering amazing views. This non-stratified property is situated in a desirable area with many lots bordering the Shuswap golf course, city park, and four-season trails. The Shuswap is renowned for its abundance of recreational opportunities. Additionally, there is a public boat launch and full-service marina within minutes, as well as a baseball diamond and great potential in the rapidly expanding Canoe area. Shopping, restaurants, and amenities are conveniently located within a 10-minute drive. This is an exciting opportunity to get in on the first phase, with GST applicable and a design guideline that will be required upon sale. (id:6769)

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