

**12-18 Beach Road, Christies Beach, SA 5165**



**Sold Residential Land**

Thursday, 21 September 2023

12-18 Beach Road, Christies Beach, SA 5165

Area: 2680 m2

Type: Residential Land



Bevan Bruse  
0884318181

**\$3,350,000**

12 - 18 Beach Road, Christies Beach.80 Witton Road, Christies Beach.BEING SOLD AS A WHOLE.TOTAL LAND SIZE: 2,680M2.3 titles:Lot 91 (1000m2)Lot 21 (840m2)Lot 79 (840m2)Zoning: SMS - Suburban Main Street.Lot 21 - Site includes 3 shops currently let as a whole.\$25,980 per annum including GST and outgoings. No lease, tenancy by agreement.Lot 91 - Car yard, currently vacant.Lot 79 - Communication Tower at rear, currently tenanted.One tower is leased to Telstra Communications until 30/04/2027. \$21,015.44 per annum including GST.Second tower is leased to Vodafone Communications until 30/09/2023. \$5,500 per annum including GST.A brilliant opportunity to purchase 2680m2 with a frontage of 46.16m approx. on Beach Road.This is a brilliant development site (subject to council consent).Be part of the vibrant Beach Road future.A very rare find with two street frontages. An opportunity to not be missed.For definite sale.CT Volume 5526 Folio 889 (Allotment 79-80 Witton Road, Christies Beach)CT Volume 5527 Folio 51 (Allotment 21-81 Beach Road, Christies Beach)CT Volume 5527 Folio 45 (Allotment 91-79 Beach Road, Christies Beach)Council- City of OnkaparingaZoning: Suburban Main Street (SMS)Council rates:Allotment 79-80 Witton Road- \$878.87Allotment 91-79 Beach Road- \$2919.71Allotment 21-81 Beach Road-\$1882.48Water Rates:Allotment 79-80 Witton Road- \$184.43Allotment 91-79 Beach Road- \$186.95Allotment 21-81 Beach Road- \$214.73Emergency Services Levy:Allotment 79-80 Witton Road- \$636.20Allotment 91-79 Beach Road-\$649.25Allotment 21-81 Beach Road- \$792.55All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689