

13 Smith Avenue, Christies Beach, SA 5165

CENTURY 21

House For Sale

Friday, 24 May 2024

13 Smith Avenue, Christies Beach, SA 5165

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1455 m2

Type: House



Simon Paterson
0417026337



Vin Sharma
0467777998

Auction 15th June 2024 at 10.30am

A unique offering across two separate titles: Lot 648 being 768 SQM and Lot 991 being 687 SQM, totaling approximately 1455 SQM. This substantial, near-level corner allotment is zoned Housing Diversity Neighbourhood- HDN (with Variations) and presents a rare opportunity. Key Features: Prime Location Facing Bice Oval: Enjoy expansive views and endless potential for diverse housing solutions. Existing Solid Brick Home: Built circa 1965, featuring three bedrooms and two bathrooms in original condition. Multiple Development Options: The two allotments can be developed with the existing dwelling remaining or demolished. Zoning and Development Variations specific to these allotments- Maximum Building Height: Up to 3 levels Minimum Frontage Requirements: • Detached Dwelling: 8m • Semi-Detached Dwelling: 8m • Row Dwelling: 6m • Group Dwelling: 18m • Residential Flat Building: 18m Minimum Site Area Requirements: • Detached Dwelling: 250 SQM • Semi-Detached Dwelling: 250 SQM • Row Dwelling: 150 SQM • Group Dwelling: 175 SQM • Residential Flat Building: 175 SQM Additional Highlights: • Zoned Housing Diversity Neighbourhood - HDN • Singularly Rated Property Across Two Titles • Total Street Frontage: Approximately 72m. • Corner Allotment • Total Site Area: Approximately 1455 SQM This exceptional development opportunity in Christies Beach should not be overlooked. Whether you choose to renovate the existing home insitu and embark on a new development project, these properties have significant potential. *The vendor will not be taking any offers prior to auction**Contact Simon Paterson and Vin Sharma on 0883811111