

13C Yandra Street, Vale Park, SA, 5081

Sold Land

Tuesday, 18 April 2023

B A Y L Y

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Type: Land



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A Blank Canvas ready for your new home masterpiece

Why buy someone else's house when you can build your own home?

Built to your requirements, your taste and up to date with the latest technologies along with an energy efficient design, (s.t.c.c)

Look at the smile on your architect's face when you tell them your block of land is 10 metres wide with a (longer than most) depth of 47.83 metres that's 478.3m² of flat land.

Watch that creative twinkle appear in their eye when they confirm your land is located in the General Neighborhood Zone which offers them much broader design scope to ensure the front of your home

The all important 'streetscape' to be of your choosing and your style rather than this being dictated (and often restricted) by the prevailing streetscape or often lengthy discussions about heritage, bulk and scale, window style.

Also a two storey home is allowed (s.t.c.c.) unlike many streets within the Walkerville Council.

However if you wanted to fast-track the design work then talk to us about the Planning Approval that has already been gained on a double garage, four bedroom two storey home encompassing approx. 404m² of total area.

You are already in the know so we hardly need remind you of all the fantastic benefits afforded to you by being a resident of Vale Park,;

A short commute to the CBD by car, bicycle (beside the Torrens River), bus via roads or the convenience of the O'Bahn. Walking trails along Linear Park and enjoy the Felixstow Reserve, exercise area and BBQ's nearby - so much to explore

Shopping and cafes requirements are well catered for along Walkerville Tce or Marden or Greenacres or Norwood or.. you get the point.

Educational needs are also sorted by being zoned to Vale Park Pre-school, Vale Park Primary School and Charles Campbell College.

Nearby schools include Wilderness College, St. Peter's College, Walkerville Primary School, St Andrews, St Josephs, St Monicas and PAC.

Specifications

CT I 6255/371

Council I Walkerville

Land I 478sqm

SA Water I \$162.65pq + usage

ESL I \$162.15pa

Easement I No

Encumbrance I No

Disclaimer: All information provided has been obtained from sources we believe to be accurate and is provided as a guide only. We cannot guarantee the information is accurate and the Agent, Vendor and supplier 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at 60 North Terrace Kent Town for 3 consecutive business days

immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 266410