

1A Richardson Street, Parafield Gardens, SA 5107

Residential Land For Sale

Wednesday, 12 June 2024



1A Richardson Street, Parafield Gardens, SA 5107

Area: 244 m2

Type: Residential Land



Mike Lao

0882811234



Brendon Ly

0447888444

Best Offers by 9am Fri 28/6/24 (USP)

To submit an offer, please copy and paste this link into your browser:

[https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market a prime Parafield Gardens property nestled on the corner of Richardson Street and Salisbury Highway offering the perfect canvas to create your ideal family sanctuary or investment property nearby both Mawson Lakes and Parafield Gardens Communities. Envision a modern, elevated home that capitalizes on its 244sqm allotment with no easements. Utilise the owners approved plans for a stunning 2-storey residence boasting 3 spacious bedrooms, 2 contemporary bathrooms, and an open-plan living area perfect for entertaining with the double garage provides secure parking and ample storage. Take advantage of the new stamp duty axe for SA first home buyers meaning you will not have to pay stamp duty when building a new home! Eligible buyers can also benefit from the \$15,000 First Home Owners Grant. Key features you'll love about this property:-Torrens titled allotment, cleared and ready for build-Maximise space and design with a versatile corner allotment-Approved plans available upon request Convenience is assured! 1a Richardson Street is conveniently situated near Mawson Lakes University Parafield Gardens High School and Parafield Gardens Primary School, ensuring a great education for your children. Kick a ball at the nearby Parafield Gardens Oval, home to thriving soccer and sports clubs, or hit the shops at Mawson Lakes Central or the District Outlet Centre - all just moments away! Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 for more information! Land Size / 244sqm (approx - sourced from Land Services SA) Frontage / Irregular Corner Block Zoning / GN-General Neighbourhood Local Council / City of Salisbury Council Rates / \$1,168.45 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$87.45 pa (approx) Title / Torrens Title 5586 / 719 Easement(s) / Nil Encumbrance(s) / Nil For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/9ej3BK> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here:

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