

**2 Taunton Avenue, Enfield, SA 5085**



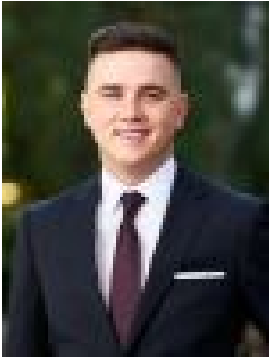
**Sold Residential Land**

Friday, 1 September 2023

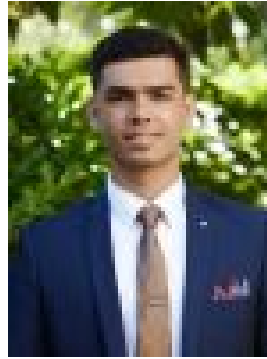
2 Taunton Avenue, Enfield, SA 5085

Area: 332 m2

Type: Residential Land



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**\$300,000**

Nestled in the heart of Enfield, a remarkable opportunity awaits investors, young families, and first-time homebuyers alike. This prime location offers unparalleled convenience, bringing you closer to the finest amenities in the area. This property is destined to capture immediate interest! Take advantage of government incentives with this Torrens Titled property. Its generous size and shape simplify the process of selecting a builder's plan, reducing customization costs. Land details below: Frontage: 7.52m (Approx.) Depth Left: 44.21m (Approx.) Depth Right: 44.21m (Approx.) Rear boundary: 7.52m (Approx.) Land size: 332sqm (Approx.) This is a great opportunity for buyers such as investors, young families and first home owners to build an executive home. In Brief: • Torrens Titled • 332m<sup>2</sup> approx land size • No Easements • Ideal for investors, young families and first home buyers • Desirable Suburb • Close proximity to shopping centers • Walking distance to public transport • Close to a variety of schools Situated with many amenities nearby including public transport, schools, parks, sporting clubs & shopping centers such as Southbury Cres Reserve just around the corner and Folland Park Reserve and Bristol Avenue Reserve just moments further. You can find shopping and entertainment facilities around the corner at Enfield Plaza catering for your everyday requirements and Regency Plaza Shopping Centre a short drive away. You will also find the beautiful Adelaide CBD less than 10km away. Quality primary education in close proximity, with St Gabriel's being just a short stroll away and Enfield Primary School just 1.39kms away. You will also find fantastic secondary education with Roma Mitchell Secondary College and Our Lady of the Sacred Heart College, both less than 3km away. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 332sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa