

**210E Frederick Road, Grange, SA 5022**

**HARRIS**

**Sold Residential Land**

Wednesday, 4 October 2023

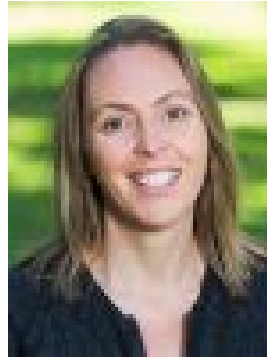
210E Frederick Road, Grange, SA 5022

Area: 327 m2

Type: Residential Land



Tyson Edwards  
0438768878



Mandy Edwards  
0409650515

**\$480,000**

This vacant block of land presents a fantastic opportunity for those looking to create their dream home from the ground up. Situated in the popular Grange suburb, this blank canvas is awaiting its next owner to bring their vision to life. The wide frontage and the fact that the block is already levelled and prepared for construction makes it even more appealing and convenient. The location is another standout feature of this property, with its proximity to shopping centers ensuring that everyday amenities are easily accessible. The allure of living near the beach and Henley Square adds a touch of coastal living, providing opportunities for relaxation and leisurely strolls along the shoreline. Whether you're envisioning a modern family home, a stylish retreat, or any other architectural masterpiece, this vacant block offers the freedom and potential to design and build a residence perfectly tailored to your preferences and needs. It's a prime piece of real estate that promises a bright future for its fortunate new owner.

Specifications: CT / 6258/639 Council / Charles Sturt Zoning / GN Land / 327m<sup>2</sup> Frontage / 18.81m Council Rates / \$3,139.80pa Emergency Services Levy / \$160.45pa SA Water / \$152.70pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Grange P.S, Fulham Gardens P.S, Fulham North P.S, Seaton Park P.S, Kidman Park P.S, Seaton H.S

Disclaimer: All 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409