

**23 Siddall Road, Elizabeth Vale, SA 5112**



**House For Sale**

Friday, 17 November 2023

23 Siddall Road, Elizabeth Vale, SA 5112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 11**

**Area: 798 m2**

**Type: House**



Winston Coxon

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## CONTACT AGENT

Ray White Salisbury is proud to present 23 Siddall Road Elizabeth Vale. Zoned for / as 'Strategic Innovation', this opportunity offers three homes on three individual titles combining to form approximately 798m<sup>2</sup> of prime land with a wide street frontage. As part of Council re-zoning - to further establish the health precinct for the northern sector of Adelaide - this parcel of land is supremely located near brand new developments, with exposure to the Lyell McEwin Hospital. Impeccable work has been completed renovating & styling this beautiful family home. Flexible floor plan with 3 good size bedrooms (potential for 4th). The kitchen with good bench space, ample cupboards & pantry overlooks the formal dining area with pleasant views to the rear yard. Huge carpeted lounge area plus bonus family room with outlook to rear entertaining area. The upgraded bathroom offers bath, separate shower alcove and large vanity, separate laundry and toilet. The outdoor areas of the home is designed for entertaining for the warmer months of the year with a stunning inground pool and low maintenance garden areas, completed with a large dining area. If you wish to retain the home and use as a rental, it is estimated at \$500 p/wk for the property will help ease holding costs while you develop your next plan for the property. With recent sales in the area setting new benchmarks and standards for strategic innovation the sellers are have set realistic expectations for the properties. Information about the development guidelines can be obtained from the City of Playford Planning department [plan@playford.sa.gov.au](mailto:plan@playford.sa.gov.au) Some information about recent announcements can be found here: <https://www.architectureanddesign.com.au/news/northwest-playford-healthcare-precinct-upgrade> With more infrastructure being built and the daily amount of traffic increasing to the area this parcel of land offers great exposure to large crowds over time and many businesses soon to come. If you are looking for a great development opportunity look no further! Disclaimer: Photographs or images are for illustration purposes only. Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigation.