

**24 Yomara Road, Marino, SA 5049**



**Residential Land For Sale**

Wednesday, 20 December 2023

24 Yomara Road, Marino, SA 5049

Area: 1300 m2

Type: Residential Land



Adrian Patterson  
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## **Auction In-Room Tuesday 30th January 6:00PM**

Quietly nestled on the edge of suburbia, located walking distance to the Marino Conservation Park, this fabulous 1,300sqm allotment (approx.) offers a coastal lifestyle only minutes from the beach. Take advantage of the Government incentives with this Torrens Titled block. The allotment shape and size makes the process of choosing a builders plan simple, with most major builders providing ready made blueprints which reduces any costs involved in customising a design to fit. Positioned under 1 kilometer (Approx.) from the sea, the block offers plenty of potential to utilise the site as you wish should you be looking to build your own home or develop the site to its full potential. Allotment Dimensions: Land size - 1,300sqm (Approx.) Frontage - 18.87m (Approx.) Rear Boundary - 18.46m (Approx.) Depth Left Side - 67.06m (Approx.) Depth Right Side 68.37 (Approx.) In Brief:- Ideal for large families, investors, retirees and executives- Desirable Suburb location- Close proximity to shopping centres and quality schools- Direct bus routes into Adelaide CBD There's plenty of room for the whole family, extra cars, boats, caravans plus why not add a swimming pool or tennis court. Close to beaches, playgrounds, transport and shopping with easy access to the city. You'll never get tired of waking up to this view, take advantage of the fantastic opportunity to secure this large allotment in Marino. Please note this auction will take place at Level 2/431 King William Street, Adelaide, SA, 5000 rather than on-site. Registrations began at 5:30PM followed by the auction commencement at 6:00PM. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendor's Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251 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. Property Details: Council | City of Marion Zone | HN - Hills Neighbourhood \ Land | 1300sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pq