

**26 Western Avenue, Pasadena, SA 5042**



**Sold Residential Land**

Friday, 27 October 2023

26 Western Avenue, Pasadena, SA 5042

Area: 402 m2

Type: Residential Land



Joe Marriott  
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Robbie Smith  
0432623332

**\$450,000**

Lot 11 Sold! Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present Lot 1 and 2 / 26 Western Avenue in the heart of Pasadena. Now is your chance to build your forever home and make all your dreams become a reality (STPC); build a place you would be happy to call home! On offer are two blocks of land, lot 1 and lot 2, both situated on approximately 402 square metres with a 9.12 metre frontage facing Western Avenue. There are so many benefits to this great location; a short commute to Flinders Hospital and University, as well as being close to public transport, local schools, parks and reserves. A peaceful location that has everything to offer, just 9km to the city and a short commute to the white sandy beaches of Glenelg. You will be spoilt for choice with tasty speciality goods on offer at the popular Pasadena Foodland Shopping precinct and many local cafes nearby. Why wait any longer to establish yourself in this family-friendly suburb and build your forever home! Land specifications Lot 1 & 2: Council: City of Mitcham Land size: 402 sqm (approx) Frontage: 9.12 m (approx) \*All block sizes and dimensions are approximate and all development opportunities are subject to council approval. 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. (STPC - Strict to Planning Consent)