

**26A Devoncourt Avenue, Ingle Farm, SA 5098**

CENTURY 21

**Sold Residential Land**

Wednesday, 6 September 2023

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Type: Residential Land

## Contact agent

With all the hard work done for you, this beautifully positioned building allotment of approx 300sqm is in a great street with quality homes nearby and is ready to go! Situated in the closest corner of Ingle Farm to the CBD, and in short walking distance to both Bridge and Montague Rd's, there is easy access to excellent public transport options and of course the excellent shopping facilities this suburb is known for. The allotment is fully retained and with a water meter in place is seriously ready for you to appoint your builder and get on with things. With PlanSA Development Approval, plus Building and Planning Consents already in place (subject of course to the expected conditions), you can be up and running with a flying start. The agent can provide all details of this current approval upon request. With an excellent 9.3 metre frontage lending itself to lots of options, it should be a straightforward exercise for your choice of builder to create a plan to suit your needs and have your dream home under way. Alternately, you may be interested in viewing the presently approved 3 bedroom plus study and ensuite bathroom plan. This may well suit your needs and could possibly be available for your use subject to appropriate agreement with the proposed builder. **IMPORTANT NOTES FOR PROSPECTIVE BUYERS\*** Where measurements or land size are quoted, they are an approximation only and based upon lands title information or third party measurement. You must make your own enquiries as to the accuracy of any measurements quoted. Century 21 First Choice In Real Estate does not guarantee the accuracy of quoted measurements. All development enquiries and site requirements should be directed to the appropriate local government authority.\*Purchasers should conduct their own due diligence on all aspects of this property. The Form 1 (vendor statement) will be provided to the purchaser either prior to, or soon after a contract has been offered. The cooling off period will ensue after the formal acceptance of the contract by all parties and the serving of the vendor statement to the successful purchaser. Adequate opportunity will be provided for the purchaser or their agent to conduct appropriate due diligence in relation to the property by negotiation with the agent for property access.\*As this is a private treaty sale, in an effort to provide maximum opportunity to all prospective buyers the agent will make best efforts to ensure that every would be buyer gets an opportunity to express interest in the property prior to presentation of offers to the vendor. Be aware however, that the vendor reserves the right to accept an offer at any time after the property has been advertised.