

**28 Walker Avenue, Heathfield, SA 5153**



**Residential Land For Sale**

Thursday, 23 November 2023

28 Walker Avenue, Heathfield, SA 5153

Area: 1853 m<sup>2</sup>

Type: Residential Land



Martyna Thomas

**\$480K - \$520K**

**BEST OFFERS CLOSE 11TH OF DECEMBER AT 12.00PM (UNLESS SOLD PRIOR)**You've thought about forever. Now forge your Hills' lifestyle on this rare hidden treasure - one gifted with nature, uplifting views, and cleared land marking out a location supreme for a brand-new and approved architectural build, renders done, ready to take shape tomorrow...This - and the 1858m<sup>2</sup> plot of gold on a quiet no-through road - is precisely how dreams are made; and your dreams hang just minutes from every highly valued Heathfield ace.Those aces include a weekend wine-hop in just micro-minutes to Deviation Road Winery, retail and café joy at Stirling and Aldgate Villages, zoned Heathfield High School, and a super-swift freeway sprint to the CBD in around 20 minutes. Consider the elevation, the privacy of its nature-buffered boundaries, and every view-grabbing aspect this superb block affords; it could be the pre-approved cutting-edge home, or your very own sketched-out grand scale, family, or downsizer blueprint maximizing the land's contours with an upper level, an enveloping deck, or a staged, split-level design (STCC.)In today's world, you go off-grid and enjoy the benefits of this sustainable site that will save you thousands in the long run. Wherever you sit, the green light is on; bring your biggest ideas to this cool climate locale - you'll never look back!Your dream home is closer than you think: Cleared & build-ready 1,858m<sup>2</sup>\* vacant landContour plan with proposed dwelling location, floor plan and soil report availableHouse images are of the approved dwelling ready to build now! (please email for more information)Planning & development approval granted for a cutting-edge design (more drawings available)Native Vegetation Council Approval has been granted and the offset amount has been paid (please note all approvals have been paid for) 27.4m\* leafy street frontageChoose an 'eco' or architectural new design Superb hills & town amenity at your fingertipsAn easy 20 minutes to the CBDWarrawong Wildlife Sanctuary & Mark Oliphant Conservation Park nearby Zoning for Heathfield H.S. | 2.3kms\* to Heathfield P.S. \*Measurements approx.