

# 2B Grandview Grove, Sturt, SA 5047

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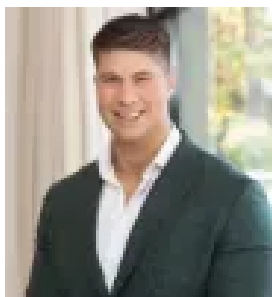
## Residential Land For Sale

Saturday, 18 May 2024

2B Grandview Grove, Sturt, SA 5047

Area: 280 m2

Type: Residential Land



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$350K - \$385K**

Embark on your property development journey with this 280sqm vacant land, with an impressive 20m frontage, situated to create the perfect home. Nestled within the picturesque surroundings of Sturt, this block promises an unparalleled blend of local charm and convenience. What truly sets this beautiful opportunity from the rest is the unbeatable location! Perfectly located near the breath-taking Adelaide coastline, the leafy Adelaide Hills and just moments away from the CBD. Whether your vision entails constructing your ideal residence or diversifying your investment portfolio, this plot of land promises undeniable appeal. Families will appreciate the proximity to esteemed Schools including Darlington Primary, Warradale Primary, Seaview High School, Brighton Secondary Schools and multiple early learning centres and kindergartens. Numerous highly sought after amenities such as Jetty Road Brighton with numerous popular cafes, Flinders University and Medical Centre, SA Aquatics Centre, ample public transport, and plenty of open green spaces and recreational activities. For wine lovers, the land is conveniently a short two-minute drive from Patritti Wines, ensuring endless access to fine wines. Meanwhile, just around the corner is Westfield Marion Shopping Centre offering a range of retail stores, food and entertainment options. This plot represents more than mere land acquisition; it symbolises an investment in boundless potential and future prosperity.

**Key features:-** Situated in the serene and highly sought-after suburb of Sturt- Prime 20m frontage- Level land, perfect for various types of construction- School zoning for Seaview High School, offering quality education to families - Just 25 minutes to the CBD- The world-class McLaren Vale is just a 20-minute drive away, offering some of Australia's best wineries and gourmet dining options

**Land Size: 280sqm Frontage: 20.19m Title: Torrens Council: City of Marion Council Rates: \$1862.27 PASA Water: \$153.70 PQES Levy: \$121.65 PA**

**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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.