

3 Maturin Avenue, Christies Beach, SA 5165



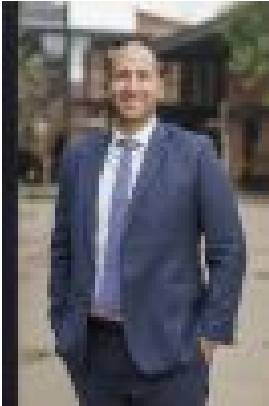
Residential Land For Sale

Friday, 1 December 2023

3 Maturin Avenue, Christies Beach, SA 5165

Area: 863 m2

Type: Residential Land



Alex Ghinis
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Peter Kiritsis

Best offer By - Monday 18th December @ 1pm

Take advantage of this thrilling and exclusive opportunity in a flourishing coastal area! It's a goldmine of potential and future gains for the right developer, offering approximately 860sqm (18.28m x 47.24m) of vacant land ready to be subdivided and built upon, with plans for five two-storey dwellings on a community title, each boasting two bedrooms, two bathrooms, two living spaces and a single garage (subject to planning consent). Nestled just 400m from the vibrant esplanade and a mere 250m from the bustling Beach Road shopping district, this prime real estate truly offers unparalleled accessibility to the best local attractions and amenities. Future residents will relish the close proximity to Cardijn College and Christies Beach High School, Christies Beach Railway Station, charming local shops, the renowned Noarlunga Hospital, and the breathtaking Port Noarlunga Jetty. The appeal here is simply irresistible. With Stamp Duty exemptions available for first-home buyers, this land presents an enticing prospect for developers looking for a lucrative opportunity in a desirable location. Don't wait - tap into the area's dynamic growth and take advantage of this prized land today! The potential here is simply unmatched:

- Prime coastal location, witnessing exciting development and growth.
- Vacant land, 860m² dimension; 18.28m x 47.24m, ready to build.
- Potential for 5 dwellings, subject to planning consent approval.
- Proximity to amenities; 400m from Esplanade, 250m to shopping.
- Close to Cardijn College and Christies Beach High School.
- Convenient transport with Christies Beach Railway Station nearby.
- Local shops and Noarlunga Hospital in the vicinity.
- A short distance from leisure spots and Port Noarlunga Jetty.
- Stamp Duty exemptions available for first home buyers.
- Proposed plans for five 3 bed, 2 bath townhouses on community title.*Measurements approx.*

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.