

**3 Teofilo Street, Angle Vale, SA 5117**



**Residential Land For Sale**

Wednesday, 13 December 2023

3 Teofilo Street, Angle Vale, SA 5117

Area: 932 m2

Type: Residential Land



Callan Lister

0412388183

**\$389,000 - \$399,000**

It is with great pleasure that Ray White Angle Vale & Elizabeth and Callan Lister present this brilliant buying opportunity, only approximately 30min north of Adelaide's CBD. Perfectly positioned in the River Banks Estate in Angle Vale, this prime block of land is exciting and affordable to all. Providing the perfect opportunity to build your own home or invest in a growing area for years to come (subject to council consent). This allotment is part of the Parkview release and is titled and ready to build your dream home. Connecting street will lead you straight to the new River Banks Super School (Harvest Boulevard). Located close to shopping centres, local schools, sporting facilities, medical centres, local eateries and much more! Allotment size: 932m<sup>2</sup> (approx.). Frontage: 20.23m Depth: 42.15m Torrens Titled Services are available with no easements. Secure now to take advantage of the first home buyer's and government home building grant's (subject to necessary approval and consent). Angle Vale is a rapidly growing suburb, known for its vibrant community and proximity to essential amenities. With easy access to major transport routes and a short drive to the bustling city center, this property offers convenience and connectivity like no other. This prime block of land is located close to an expanding shopping precinct, Schools and Community Sports Centre in Angle Vale; only a short distance to the main hubs of Gawler, Munno Para and Elizabeth; and just 30 minutes out to the Barossa or into the CBD - this is the new address you have been looking for! For further information contact Callan Lister on 0412 388 183. To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link <https://raywhiteanglevale.com.au/agents/callan-lister/123085> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.