

3A Ramsgate Avenue, Modbury Heights, SA 5092



Residential Land For Sale

Tuesday, 16 January 2024

3A Ramsgate Avenue, Modbury Heights, SA 5092

Area: 322 m2

Type: Residential Land



Mohit Gupta
0421472034



James Casserly
0404306454

\$325,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this amazing opportunity in Modbury Heights. Let your imagination run wild and your dreams come true. Welcome to 3A Ramsgate Avenue, Modbury Heights! Set on approximately 322 sqm and with a frontage of 9.92 meters, in the highly desirable suburb of Modbury Heights, this Torrens titled allotment itself is a chance to build your dream family home on a generously sized; easement, encumbrance and significant tree free allotment, with a North Eastern orientation in a location that is central to all that Adelaide's North East has to offer subject to the necessary planning consent. **Please note that this allotment has already been subdivided and cleared as well as having all utilities connected. This allotment is ready to go and just waiting for you and your build. **Conveniently located within minutes of the Heights School, Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Clovercrest Shopping Centre, Modbury Hospital, ample parks and reserves such as Billabong Reserve and Noya Reserve; and public transportation options along Kelly Road, Milne Road and McIntyre Road. This is an amazing opportunity to purchase into one of Adelaide's most sought after communities. Features of this allotment include: • There are no easements, encumbrances or trees on the property. • Nearby schooling options include The Heights School, East Para Primary School, Modbury West School and Valley View Secondary School. • Local places of worship include Good Shepherd Lutheran Church on Montague Road, Imam Ali Mosque on Langford Street, Pooraka and Gurdwara Sahib on Famechon Crescent, Modbury North. • Within close proximity to Heights Shopping Centre, Westfield Tea Tree Plaza and Bus Interchange, Clovercrest Shopping Centre, Modbury Hospital, ample parks and reserves such as Billabong Reserve and Noya Reserve; and multiple public transportation options at hand. With an opportunity such as this, an in person inspection is an absolute must and all your questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA - 322341