

**448A & 448B Grand Junction Road, Clearview, SA  
5085**



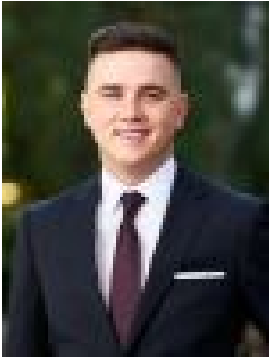
**Sold Residential Land**

Thursday, 29 February 2024

448A & 448B Grand Junction Road, Clearview, SA 5085

Area: 443 m2

Type: Residential Land



Tristian Kennedy  
0432898363

**\$400,000**

Perfectly located in the highly sought after suburb of Clearview sits two generous 443sqm(approx.) allotments with over 10m frontage each. Clearview offers its residents an easy lifestyle with direct routes into the CBD which is only 9 kms away, all while being surrounded by quality amenities. This is a great opportunity for buyers such as investors, young families and first home owners to build an executive home. Allotment Details: Lot 448A • Land Size: 443sqm (Approx.) • Frontage: 10.17m (Approx.) • Left Side Depth: 43.57m (Approx.) • Right Side Depth: 43.57m (Approx.) • Rear Boundary: 10.17m (Approx.) Lot 448B • Land Size: 443sqm (Approx.) • Frontage: 10.17m (Approx.) • Left Side Depth: 43.57m (Approx.) • Right Side Depth: 43.57m (Approx.) • Rear Boundary: 10.17m (Approx.) Public transport is at your doorstep on Grand Junction Road. Local shopping is available at either The Churchill Centre, Ingle Farm Shopping Centre or Northgate Plaza, with the Gepps X Home HQ, markets and Lifestyle Precinct a short drive away. Local open spaces include the State Sports Park and Dry Creek Linear Reserve, with St Albans Reserve and the Clearview Bowling Club in the local area and other parks and reserves nearby in the new Northgate Development. Unzoned primary schools in the area include Northfield Primary School, Blair Athol North School B-7, Pooraka Primary School, Enfield Primary School & Hampstead Primary School. The zoned high school is Roma Mitchell Secondary College, just a short walk away. Quality private schools in the area include St Gabriel's School, Cedar College and Heritage College. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection. Property Details: Council | Port Adelaide Enfield Zone | R - Residential\64 - Residential East\Land | 443sqm(Approx.) & 443sqm(Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa