

**451 Payneham Road, Felixstow, SA 5070**



**Sold House**

Friday, 12 April 2024

451 Payneham Road, Felixstow, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 972 m2**

**Type: House**



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## Contact agent

Nestled within the ever-popular suburb of Felixstow, this 972sqm (approx.) corner allotment presents a unique opportunity for developers amidst a backdrop of convenience and potential. The expansive land boasts ample space for creative endeavors, offering developers the tantalizing prospect of subdividing up to 4 Torrens-Titled allotments (STPC). Surrounded by a host of amenities, the location proves irresistible to prospective residents and investors alike. Retail shopping, educational facilities, charming cafes, and a plethora of sporting and leisure activities stand within easy reach, ensuring convenience and comfort for all who inhabit the area. For those seeking connectivity to the city, the nearby O-bahn provides swift access to the CBD, while families can delight in the abundance of family-friendly attractions scattered throughout the suburb. Nature enthusiasts will find solace in the nearby Langman Grove and the scenic walking trails along Linear Park, inviting residents to explore and immerse themselves in the natural beauty that surrounds them. While currently bearing the weight of neglect, this corner allotment holds untold potential, poised to be transformed into a vibrant hub of community living or a haven for discerning developers seeking to capitalize on the flourishing suburb of Felixstow.\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015